

1 **An Ordinance adopting the International Existing Building Code,**
2 **2003 Edition with changes, as the Existing Building Code of the**
3 **City of Saint Louis; repealing Ordinance 65927; and containing**
4 **a penalty clause, a savings clause and an emergency clause.**

5 **BE IT ORDAINED BY THE CITY OF SAINT LOUIS AS FOLLOWS:**

6 ***SECTION ONE.***

7 An ordinance repealing Ordinance 65927, approved June 26, 2003, and codified as Chapter 25.20,
8 pertaining to the Existing Building Code of the City of Saint Louis which adopted the International
9 Existing Building Code 2003: and enacting in lieu thereof a new Existing Building Code and adopting
10 the ICC Existing Building Code 2003.

11 ***SECTION TWO.***

12 The *International Existing Building Code*, 2003, first printing, as published by the International Code
13 Council, Inc., three copies of which are on file in the Office of the Register of the City of Saint
14 Louis, being marked and designated as the *International Existing Building Code*, 2003 as published
15 by the International Code Council, Inc., be and is hereby adopted as "The Existing Building Code
16 of the City of Saint Louis, in the State of Missouri", pursuant to the Ordinance and in conformity
17 with Section 71.943 RSMo for the control of building and structures as herein provided; and each
18 and all of the regulations, provisions, penalties, conditions and terms of said *International Existing*
19 *Building Code, 2003* are hereby referred to, adopted and made a part hereto, as if fully set out in this
20 ordinance with the additions, insertions, deletions and changes prescribed in Section Three of this

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Ordinance.

SECTION THREE.

The *International Existing Building Code*, 2003 is amended and changed in the following respects:

Delete Chapter 1 as published in its entirety.

Add new Chapter 1 to read as follows:

**CHAPTER 1
ADMINISTRATION**

**SECTION 101
GENERAL**

101.1 Title. These regulations shall be known as the *Existing Building Code* of the City of Saint Louis hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall control matters concerning the repair, alteration, change of occupancy, addition, and relocation of existing buildings. A building or portion of a building which has not been previously occupied or used for its intended purpose shall comply with the provisions of the *International Building Code*, *Uniform Plumbing Code*, *International Mechanical Code*, *National Electrical Code* and Zoning Ordinances as amended for new construction.

This code does not replace nor repeal any existing codes except as herein mentioned. This code applies to existing buildings only, and if in conflict with any other ordinance, the most restrictive shall apply.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

1 **101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.6 and referenced
2 elsewhere in this code shall be considered part of the requirements of this code to the prescribed
3 extent of each such reference.

4 **101.4.1 Electrical.** The provisions of the City of Saint Louis Electrical Code shall apply to the
5 installation of electrical systems, including alterations, repairs, replacement, equipment,
6 appliances, fixtures, fittings and appurtenances thereto.

7 **101.4.2 Gas.** The provisions of the City of Saint Louis Fuel Gas Code shall apply to the
8 installation of gas piping from the point of delivery, gas appliances and related accessories as
9 covered in this code. These requirements apply to gas piping systems extending from the point
10 of delivery to the inlet connections of appliances and the installation and operation of residential
11 and commercial gas appliances and related accessories.

12 **101.4.3 Mechanical.** The provisions of the City of Saint Louis Mechanical Code shall apply to
13 the installation, alteration, repair, and replacement of mechanical systems, including equipment,
14 appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-
15 conditioning and refrigeration systems, incinerators, and other energy-related systems.

16 **101.4.4 Plumbing.** The provisions of the City of Saint Louis Plumbing Code shall apply to the
17 installation, alteration, repair and replacement of plumbing systems, including equipment,
18 appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage
19 system and all aspects of a medical gas system.

20 **101.4.5 Property maintenance.** The provisions of the *International Property Maintenance*
21 *Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation,
22 space heating, sanitation, life and fire safety, hazards; responsibility of owners, operators and
23 occupants; and occupancy of existing premises and structures.

24 **101.4.5.1 Work on individual components or portions.** Where determination is made by
25 the code official that a component or a portion of a building or structure is in need of repair,
26 strengthening or replacement by provisions of this code, only that specific component or
27 portion shall be required to be repaired, strengthened or replaced unless specifically required
28 by other provisions of this code or the code official.

29 **101.4.5.2 Design values for existing materials and construction.** The incorporation of
30 existing materials, construction and detailing into the structural system shall be permitted
31 when approved by the code official. Minimum quality levels and maximum strength values
32 shall comply with this code.

33 **101.4.6 Fire prevention.** The provisions of the *International Fire Code* shall apply to matters

1 affecting or relating to structures, processes and premises from the hazard of fire and explosion
2 arising from the storage, handling or use of structures, materials or devices; from conditions
3 hazardous to life, property of public welfare in the occupancy of structures or premises; and from
4 the construction, extension , repair, alteration or removal of fire suppression and alarm systems
5 or fire hazards in the structure or on the premises from occupancy or operation.

6 **101.5 Safeguards during construction.** All construction work covered in this code, including any
7 related demolition, shall comply with the requirements of Chapter 13.

8 **101.6 Appendices.** The code official is authorized to require rehabilitation and retrofit of buildings,
9 structures, or individual structural members in accordance with the appendices of this code if such
10 appendices have been individually adopted. When any of such appendices is specifically referenced
11 in the code, it shall become a part of this code without any special adoption by the local jurisdiction.

12 **101.7 Correction of violations of other codes.** Repairs or alterations mandated by any property,
13 housing or fire safety maintenance code or mandated by any licensing rule or ordinance, adopted
14 pursuant to law, shall conform only to the requirements of that code, rule, or ordinance and shall not
15 be required to conform to this code unless the code requiring such repair or alteration so provides.

16 **SECTION 102** 17 **APPLICABILITY**

18 **102.1 General.** Where, in any specific case, different sections of this code specify different
19 materials, methods of construction or other requirements, the most restrictive shall govern. Where
20 there is a conflict between a general requirement and a specific requirement, the specific requirement
21 shall be applicable.

22 **102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local,
23 state or federal law.

24 **102.3 Application of references.** References to chapter or section numbers, or to provisions not
25 specifically identified by number, shall be construed to refer to such chapter, section or provision
26 of this code.

27 **102.4 Referenced codes and standards.** The codes and standards referenced in Chapter 14 of this
28 code shall be considered part of the requirements of this code to the prescribed extent of each such
29 reference. Where differences occur between provisions of this code and referenced codes and
30 standards, the provisions of this code shall apply. Reference standards shall be permitted to be
31 updated by rule making authority of the code official.

1 **102.4.1 Standards and guidelines for structural evaluation.** The code official shall allow
2 structural evaluation, condition assessment and rehabilitation of buildings, structures or
3 individual structural members based on this code's appendix chapters, referenced standards,
4 guidelines or other approved standards and procedures.

5 **102.4.2 Compliance with other codes, standards and guides.** Compliance with the structural
6 provisions of the *2003 International Building Code* shall be deemed exceeding or equivalent to
7 compliance with the structural provisions of this code.

8 **102.5 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void,
9 this shall not have the effect of making void or illegal any of the other parts or provisions.

10 **102.6 Existing structures.** The legal occupancy of any structure existing on the date of the adoption
11 of this code shall be permitted to continue without change, except as is specifically covered in this
12 code, the *International Property Maintenance Code* or the *International Fire Code*, or as deemed
13 necessary by the code official for the general safety and welfare of the occupants and the public.

14 No building or structure shall be constructed, extended, repaired, removed, altered or occupied
15 in violation of these provisions, except for repairs as defined in Section 105.2.2, and except further
16 that the raising, lowering or moving of a building or structure as a unit necessitated by a change in
17 legal grade or widening of a street shall be permitted, provided the building or structure is not
18 otherwise altered or its occupancy changed. Political subdivisions of the State of Missouri, including
19 but not limited to, the Board of Education, Metropolitan Sewer District, the Saint Louis Housing
20 Authority, Saint Louis Police Department, Metro, Planned Industrial Expansion, Land Clearance
21 Redevelopment Authority, Land Reutilization Authority, Saint Louis Development Corporation and
22 the Regional Convention and Sports Complex Authority are covered under the provisions of this
23 code for all property within the city limits.

24 **Exceptions:**

- 25 1. Structures owned and occupied by the United States of America or the State of Missouri.
26 2. City of Saint Louis owned property located outside of the City Limits.
27 3. Existing building occupancies that are licensed by the State of Missouri as family child care
28 homes providing home day care, as specified in Section 310.3 of the *International Building*
29 *Code*.
30 4. Structures located within cemetery boundaries which are less than one thousand square feet
31 in area and less than twenty feet in height, measured from grade to the highest point.
32 5. Laying or relaying of railroad trackage sidings and their appurtenant signals, culverts and
33 structures.

34 **102.7 Matters not provided for.** Any requirements that are essential for the structural, fire or
35 sanitary safety of an existing building or structure, or for the safety of the occupants thereof, which
36 are not specifically provided for by this code, shall be determined by the Code Official.

37 The code official shall be permitted to delegate to the Department of the President, Board of

Public Service, responsibility for code compliance inspections on projects within the City Limits let by the Board of Public Service or let as an Emergency Agreement. If such delegation is made, that office shall certify in writing to the code official at the completion of the project that they did inspect and believe the project to comply with the code.

102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

102.8 Other regulations. When the provisions specified herein for public safety, health and welfare are in conflict with other regulations, the most rigid requirements of either the Building Code or other regulations shall apply whenever they conflict. However, the code official shall not be the enforcement officer for such other ordinances or regulations unless specified in said ordinances or regulations.

102.9 Buildings, structures or premises partly within city limits. When a building, structure or premises is constructed partly within the City and partly within County Limits, the Building Commissioner shall be authorized to enter into agreements with the adjoining code jurisdictions to avoid duplications of inspections, fees and permits.

SECTION 103

DIVISION OF BUILDING AND INSPECTION

103.1 Creation of enforcement agency. There is hereby created the Division of Building and Inspection. The Division shall consist of the following sections to include, but not be limited to: Administration Section, Building Inspection Section, Central File Section, Court Section. Electrical Inspection Section, Mechanical Inspection Section, Permit Section, Plan Exam Section, Plumbing Inspection Section and Zoning Section.

103.2 Building commissioner. The head of the Division of Building and Inspection shall be known as the Building Commissioner, in accordance with Section 15, Article 13 of the Charter of the City of Saint Louis.

103.2.1 Appointment; qualifications. The Building Commissioner, also herein referred to as the code official, shall be a Missouri licensed professional architect or engineer, and shall be appointed by the Director of Public Safety, and shall possess the necessary qualifications established by the Department of Personnel of the City of Saint Louis.

103.3 Organization. The code official shall appoint such numbers of architects, engineers,

1 technical assistants, inspectors and other employees such as clerks, typists and cashiers, as shall be
2 necessary for the administration of the codes governed by this ordinance, and as authorized by the
3 code official in conformance with Civil Service qualifications and regulations. The code official
4 shall be permitted to delegate appropriate subordinates to act in the exercise of the duties of this
5 code, and they also shall be designated as code officials. The code official is authorized to designate
6 employees as needed who shall exercise all the powers of the code official during the temporary
7 absence or disability of the code official.

8 **103.4 Restriction of employees.** An official or employee connected with the Division of Building
9 and Inspection, except one whose only connection is that of a member of the Board of Appeals,
10 established under the provisions of Section 112, shall not be engaged in or directly or indirectly
11 connected with the furnishing of labor, materials or appliances for the construction, alteration or
12 maintenance of a building, or the preparation of construction documents thereof, unless that person
13 is the owner of the building, or a first degree relative of the owner of the building; nor shall such
14 officer or employee engage in any work which conflicts with official duties or with the interests of
15 the Division of Building and Inspection.

16 Further, no Building Division employee shall be employed by or serve as an employee of any
17 other division within the city service unless a formal request is made by the Building Commissioner
18 to and approved by the appointing authority of that division.

19 **103.5 Relief from personal responsibility.** The code official or employee charged with the
20 enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable
21 personally, and is hereby relieved from all personal liability for any damage accruing to persons or
22 property as a result of any act required or permitted in the discharge of official duties. Any suit
23 instituted against any employee because of an act performed by that person in the lawful discharge
24 of duties and under the provisions of this code shall be defended by the City of Saint Louis City
25 Counselor's Office until the final termination of the proceedings. The code official or any
26 subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is
27 instituted in pursuance of the provisions of this code; and any employee of the Division of Building
28 and Inspection, acting in good faith and without malice, shall be free from liability for acts
29 performed under any of its provisions or by reason of any act or omission in the performance of
30 official duties in connection therewith.

31 The above protection shall also extend to former employees for work performed during their
32 period of employment with the City of Saint Louis.

33 **103.6 Official records.** An official record shall be kept of all business and activities of the
34 department specified in the provisions of this code, and all such records shall be open to public
35 inspection at all appropriate times.

36 A reasonable charge shall be established for making copies of documents. If staff time is
37 required to assemble requested data, an estimate shall be made of personnel charges, including fringe
38 benefits, and a signed agreement made prior to undertaking such projects. The Division of Building

1 and Inspection is not obligated to assemble data into formats that it does not use or need in the
2 ordinary prosecution of its work.

3 Further, whenever any person, firm or corporation requests a comprehensive historical
4 investigation of the Division of Building and Inspection records relating to building or occupancy
5 permits, an application fee of twenty-five dollars shall be charged, as specified in Section 108.2.1,
6 in addition to all other fees as provided in other sections of this code.

7 **SECTION 104** 8 **DUTIES AND POWERS OF CODE OFFICIAL**

9 **104.1 General.** The code official is hereby authorized and directed to enforce the provisions of this
10 code. The code official shall have the authority to render interpretations of this code and adopt
11 policies and procedures in order to clarify the application of its provisions. Such interpretations,
12 policies and procedures shall be in compliance with the intent and purpose of this code. Such
13 policies and procedures shall not have the effect of waiving requirements specifically provided for
14 in this code.

15 **104.1.1 Rule making authority.** The code official shall have authority as necessary in the
16 interest of public health, safety and general welfare, to adopt and promulgate rules and
17 regulations to interpret and implement the provisions of this code to secure the intent thereof, and
18 to designate requirements applicable because of local climatic or other conditions. Such rules
19 shall not have the effect of waiving structural or fire performance requirements specifically
20 provided for in this code or violating accepted engineering practice involving public safety.

21 **104.1.2 Accepted engineering practice.** In the absence of provisions not specifically contained
22 in this code or approved rules, the regulations, specifications and standards listed in Chapter 35,
23 Referenced Standards, shall be deemed to represent accepted engineering practice in respect to
24 the material, equipment, system or method of construction therein specified.

25 **104.2 Applications and permits.** The code official shall receive applications, review construction
26 documents, issue or deny permits for the erection, alteration, demolition, moving or occupancy of
27 buildings, structures or premises, inspect the premises for which such permits have been issued, and
28 enforce compliance with the provisions of this code.

29 **104.2.1 Preliminary meeting.** When requested by the permit applicant, the code official shall
30 meet with the permit applicant to discuss plans for the proposed work or change of occupancy
31 prior to the application for a permit in order to establish the specific applicability of the
32 provisions of this code.

33 **Exception:** Repairs, and level 1 alterations.

1 **104.2.1.1 Building evaluation.** The code official is authorized to require an existing building
2 to be investigated and evaluated by a licensed design professional to determine the existence
3 of any potential nonconformance with the provisions of this code.

4 **104.3 Notices and orders.** The code official shall issue all necessary notices or orders to insure
5 compliance with this code.

6 **104.4 Inspections.** The code official shall make all of the required inspections, or the code official
7 shall have the authority to accept reports of inspection by approved agencies or individuals. Reports
8 of such inspections shall be in writing and certified by a responsible officer of such approved agency
9 or by the responsible individual. The code official is authorized to engage such expert opinion as
10 deemed necessary to report upon unusual technical issues that arise, subject to the approval of the
11 appointing authority. The owner shall provide such special inspections as are required by the code
12 official.

13 **104.5 Identification.** The code official shall carry proper identification when inspecting buildings,
14 structures or premises in the performance of duties under this code.

15 **104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this
16 code, or where the code official has reasonable cause to believe that there exists in a structure or
17 upon a premises a condition which is contrary to or in violation of this code which makes the
18 structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the
19 structure or premises at reasonable times to inspect or perform the duties imposed by this code,
20 provided that if such structure be occupied that credentials be presented to the occupant and entry
21 requested. If such structure or premises be unoccupied, the code official shall first make a
22 reasonable effort to locate the owner or other person having charge or control of the structure or
23 premises and request entry. If entry is refused, the code official shall recourse to the remedies
24 provided by law to secure entry.

25 **104.6.1 Disasters.** In the event of a disaster such as windstorm, tornado, flood, fire earthquake,
26 bomb blast or explosion, the code official is hereby authorized to enter and inspect structures
27 within the affected area, subject to constitutional restrictions on unreasonable searches and
28 seizures. When, in the opinion of the code official, there is imminent danger to an unsafe
29 condition, the code official shall take emergency measures in accordance with this code. If the
30 code official determines, after inspection, that a structure is unfit, the code official shall declare
31 it a public nuisance, cause a report to be prepared and notify the affected parties in accordance
32 with this code.

33 **104.6.1.1 Post-disaster inspections.** The code official is authorized to deputize Missouri
34 Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the
35 Missouri State Emergency Management Agency (SEMA) to conduct emergency post-disaster

1 safety evaluations of buildings.

2 **104.7 Liability.** The code official, member of the Board of Appeals or employee charged with the
3 enforcement of this code, while acting for the jurisdiction in good faith and without malice in the
4 discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby
5 be rendered liable personally, and is hereby relieved from personal liability for any damage accruing
6 to persons or property as a result of any act or by reason of an act or omission in the discharge of
7 official duties. Any suit instituted against an officer or employee because of an act performed by that
8 officer or employee in the lawful discharge of duties and under the provisions of this code shall be
9 defended by the City of Saint Louis City Counselor's Office until the final termination of the
10 proceedings. The code official or any subordinates shall not be liable for costs or judgement in any
11 action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any
12 employee of the Division of Building and Inspection, acting in good faith and without malice, shall
13 be free from liability for acts performed under any of its provisions or by reason of any act or
14 omission in the performance of official duties in connection therewith.

15 The above protection shall also extend to former employees for work performed during their
16 period of employment with the City of Saint Louis.

17 **104.8 Approved materials and equipment.** Materials, equipment and devices approved by the
18 code official shall be constructed and installed in accordance with such approval.

19 **104.8.1 Used materials and equipment.** The use of used materials which meet the
20 requirements of this code for new materials is permitted. Used equipment and devices shall not
21 be reused unless they have been reconditioned, tested and placed in good and proper working
22 condition and approved by the code official.

23 **104.9 Modifications.** Wherever there are practical difficulties involved in carrying out provisions
24 of this code, the code official shall have the authority to grant modifications for individual cases,
25 upon application of the owner or owner's representative, provided the code official shall first find
26 that special individual reason makes the strict letter of this code impractical and the modification is
27 in compliance with the intent and purpose of this code and that such modification does not lessen
28 health, accessibility, life and fire safety, or structural requirements. The details of action granting
29 modifications shall be recorded and entered in the files of the Department of Public Safety.

30 **104.9.1 Areas prone to flooding.** The code official shall not grant modifications related to areas
31 prone to flooding without the granting of a variance to such provisions by the Board of Building
32 Appeals.

33 **104.10 Alternative materials, design and methods of construction and equipment.** The
34 provisions of this code are not intended to prevent the installation of any material or to prohibit any
35 design or method of construction not specifically prescribed by this code, provided any such

1 alternative has been approved. An alternative material, design or method of construction shall be
2 approved where the code official finds that the proposed design is satisfactory and complies with the
3 intent of the provisions of this code, and that the material, method or work offered is, for the purpose
4 intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire
5 resistance, durability and safety.

6 **104.10.1 Research reports.** Supporting data, where necessary to assist in the approval of
7 materials or assemblies not specifically provided for in this code, shall consist of valid research
8 reports from approved sources.

9 **104.10.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of
10 this code, or evidence that a material or method does not conform to the requirements of this
11 code, or in order to substantiate claims for alternative materials or methods, the code official
12 shall have the authority to require tests as evidence of compliance to be made at no expense to
13 the jurisdiction. Test methods shall be as specified in this code or by other recognized test
14 standards. In the absence of recognized and accepted test methods, the code official shall
15 approve the testing procedures. Tests shall be performed by an approved agency. Reports of
16 such tests shall be retained by the code official for the period required for the retention of public
17 records.

18 **104.10.3 Research and investigations.** The code official shall require that sufficient technical
19 data be submitted to substantiate the proposed use of any material or assembly, and if it is
20 determined that the evidence submitted is satisfactory proof of performance for the use intended,
21 the code official shall approve its use subject to the requirements of this code. The costs of all
22 tests, reports and investigations required under these provisions shall be paid by the applicant or
23 owner.

24 **SECTION 105** 25 **PERMITS**

26 **105.1 Required.** Any owner who intends to perform site grading, excavate, construct, enlarge, alter,
27 make non-ordinary repairs to, move or demolish a building, or structure; or change the occupancy
28 of a building, structure or premises from one use group to another; or to change to a prohibited use;
29 or to cause any such work to be done, or to use explosives for blasting in connection with
30 demolition, excavation, construction or other building operation, shall first make application to the
31 code official and obtain the required permit.

32 **Exception:** No permit shall be issued to repair any building or structure condemned in
33 accordance with Section 118 or Section 119 of the *International Building Code* if such building
34 or structure is included in an executed contract for demolition between the City of Saint Louis
35 and a demolition contractor.

1 **105.1.1 Preservation Board permit requirements.** When the ordinances of the Cultural
2 Resources Office of the Planning and Urban Design Agency (CRO) require a permit for items
3 for which this code does not require a permit, applications shall be permitted to be taken by the
4 Building Division and processed solely to the Cultural Resources Office. Both the Building
5 Commissioner and the Cultural Resources Office Director are authorized to place stop work
6 orders. Any appeals or court actions resulting from such citations, applications or permits shall
7 have technical and aesthetic testimony from the Preservation Board and the staff of the Cultural
8 Resources Office.

9 **105.1.2 Cultural Resources Office denial.** Unless overruled by the Building Commissioner
10 as a result of an emergency situation, or the Planning and Urban Design Commission, a denial
11 from the Preservation Board shall be the final denial; no further notice from the code official
12 shall be required to any person.

13 **105.2 Work exempt from permit.** The following types of construction work, for all Groups
14 covered by this code, unless otherwise noted, shall be considered as ordinary repairs or minor work
15 for which a building permit is not required.

16 **Exceptions:**

- 17 1. A Flood Plain Development Permit is still required to be obtained if the site is located in the
18 flood plain areas defined by FEMA.
- 19 2. Ordinary repairs or minor work to residential buildings and structures up to four units, which
20 fall under the purview of the Cultural Resource Office requiring a “Cultural Resource Office
21 Only” permits.
- 22 01. Tuckpointing, exterior and interior painting, floor sanding and refinishing, floor tile or carpeting,
23 replacement of flooring with like material, application of wall paper and other wall covering
24 material, moveable cases, counters and partitions, and cabinet installation, counter tops and
25 similar finish work;
- 26 02. Plaster patching and/or gypsum board replacement not exceeding twenty-five percent (25%) of
27 the total wall or ceiling area of a room or space provided the fire rating and moisture resistance
28 is maintained and no modifications are made;
- 29 03. Repair or replacement of existing gutters and above grade portions of downspouts;
- 30 04. Application of pre-finished aluminum, steel, vinyl or other like materials on soffits, fascia
31 boards, rake boards and overhangs;
- 32 05. Replacement or repair of existing windows and frames, whenever no modification is made to the
33 opening; installation of storm windows and doors, whenever no modification is made to the
34 opening; glazing and glass replacement;
- 35 06. Replacement or repair of exterior and/or interior doors and/or frames, provided the fire rating,
36 when applicable, is maintained, and no modification is made to the opening;
- 37 07. Sidewalks and driveways within property lines;
- 38 08. Exterior ramps, stairs, and/or steps, which are on grade and not more than 12 inches above grade,
39 not attached to the structure, and within property lines;

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- 1 09. Paved areas for single family residential use on the same lot as the primary structure, without
2 roofs, covers or enclosures;
- 3 10. Concrete patio slabs or wooden patios/decks which rest directly on the ground or a rock base,
4 provided that they are not covered by a roof or canopy, not supported by any type of permanent
5 foundation and a maximum of 12 inches above finished grade;
- 6 11. Miscellaneous site work, landscaping, gardens, shrubbery and planting boxes, excavation or fill
7 that does not create a permanent change in property elevation of more than 6 inches along
8 property lines, block drainage or create erosion or damage to adjacent properties;
- 9 12. Fixed or retractable awnings installed on one and two family residential buildings which do not
10 project over property lines, and not over 40 square feet in projected area;
- 11 13. Wall paneling of any type when applied directly to existing residential room wall surfaces;
- 12 14. Ceiling tile of any type, other than foam plastic, when applied directly to existing ceiling
13 surfaces, except when within assembly rooms with more than 300 occupants, institutional rooms
14 or spaces, mercantile spaces exceeding 3,000 square feet. Replacement of damaged lay-in
15 acoustical ceiling panels of like materials up to twenty-five percent (25%) of the ceiling area in
16 a room or space and a maximum of 500 square feet;
- 17 15. Installation of battery-operated smoke detectors within existing single family homes or
18 apartments;
- 19 16. Small detached accessory buildings, such as utility/storage/tool sheds, cabanas, play houses, etc.,
20 50 square feet in area or less and less than 12 feet in height, provided such accessory buildings
21 maintain the setbacks required by the Zoning Ordinance. This does not include accessory
22 buildings having unique uses such as barbeque and/or smoke houses, storage of fuel or other
23 hazardous material having fuel fired equipment, and other uses that present an increased fire
24 hazard or nuisance to adjoining property. A permit is required for all buildings housing these
25 types of uses exceeding 50 square feet in area;
- 26 17. Residential accessory structures such as arbors, garden trellises and other minor structures,
27 provided such structures maintain the setbacks required by the Zoning Ordinance;
- 28 18. Above-ground swimming pools, hot tubs and spas placed on a slab. Also, in-ground swimming
29 pools with less than 24" water depth with a surface area of less than 250 square feet. All pools,
30 hot tubs and spas shall maintain the setbacks required by the Zoning Ordinance. All pools
31 require a permit from the City Health Department;
- 32 19. Roof covering replacement with like material; Replacement of 25% or less of the roof sheathing
33 with like material;
- 34 20. New aluminum, steel, fiber cement, hardboard, and vinyl exterior siding with no change to
35 existing openings;
- 36 21. Replacement of existing fencing, same height, material and location, except when enclosing
37 swimming pools, hot tubs or spas;
- 38 22. Retaining walls 18" or less in height;
- 39 23. Non-dish radio or television antennae 12 feet or less in height, mounted on the ground, not in the
40 front yard area, attached to, or on the roof of a building. Dish antennas 2 feet in diameter or less
41 installed on grade or on the roof, provided such antennae maintain the setbacks required by the

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- 1 Zoning Ordinance, and comply with Section 3108.6.1;
- 2 24. All repairs, including smoke or fire damage, termite, wind repairs, etc., to a building when the
- 3 code official determines the work is of a minor cosmetic nature and there is no damage or change
- 4 to any part of the building structure. A field inspection is required to determine the nature of the
- 5 repair;
- 6 25. Resealing and/or restriping of an existing paved parking lot, provided the restriping done
- 7 matches the existing configuration and the number of spaces remain the same;
- 8 26. Tents smaller than 1000 square feet, or those used for private family events on the same lot as
- 9 the owner's residence.
- 10 27. Small statues on private property, erected on grade, not attached to or part of a building or
- 11 structure.
- 12 28. Normal backyard playground equipment including basketball goals and standards;
- 13 29. Foundations and floor slab repair such as patching/filling of crack of up to 1/4 inch in walls and
- 14 3/8 inch in slabs, waterproofing, etc., including underpinning, provided the building is otherwise
- 15 structurally sound and plumb;
- 16 30. Relining, repairing, patching an/or shotcreting existing swimming pool walls or floors, provided
- 17 required minimum water depths under diving boards, if present, are maintained.
- 18 31. Ordinary and/or minor repairs to exterior cantilevered balconies, stairways and fire escapes such
- 19 as patching or replacing small areas of treads, risers and platform surfaces, repairing and/or
- 20 replacing small areas of handrail and guardrail panels, etc. as long as it does not effect the
- 21 structural components of the exterior cantilevered balcony, stairway or fire escape.

22 **105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in

23 an emergency situation, the permit application shall be submitted within the next working

24 business day to the code official.

25 **105.2.2 Repairs.** Application or notice to the code official is not required for ordinary repairs

26 to structures, replacement of lamps or the connection of approved portable electrical equipment

27 to approved permanently installed receptacles. Such repairs shall not include the cutting away

28 of any wall, partition or portion thereof, the removal or cutting of any structural beam or load

29 bearing support, or the removal or change of any required means of egress, or rearrangement of

30 parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition

31 to, alteration of, replacement or relocation of any standpipe, fire suppression or detection system,

32 water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric

33 wiring or mechanical or other work affecting public health or general safety.

34 **105.2.3 Public service agencies.** A permit shall not be required for the installation, alteration

35 or repair of generation, transmission, distribution, metering or other related equipment that is

36 under the ownership and control of public service agencies by established right.

37 **105.2.4 Structural damage building repair.** Repairs to buildings that are determined by the

code official to have sustained moderate or serious structural damage due to property maintenance neglect, improper alterations, fire, earthquake, wind, flood or other natural disasters, shall require a building permit with construction documents prepared, sealed, signed and dated by a Missouri licensed design professional.

105.2.4.1 Condemned for occupancy or condemned for demolition building repair.

Repairs to buildings that are determined by the code official to be condemned for occupancy or condemned for demolition shall require a building permit with construction documents prepared, sealed, signed and dated by a Missouri licensed design professional.

105.2.5 Maintenance. All buildings, structures or premises, and all parts thereof, both existing and new, shall be maintained in a safe and sanitary condition. All service equipment, means of egress, devices and safeguards which are required by this code in a building, structure or premises, or which were required by a previous statute in a building or structure, when erected, altered or repaired, shall be maintained in good working order.

105.2.6 Owner responsibility. The owner(s) or the owner's agent shall be responsible for the safe and sanitary maintenance of the building, structure or premises and its means of egress facilities at all times.

105.3 By whom application is made. Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the Missouri licensed design professional employed in connection with the proposed work. The full names, addresses and telephone number of the owner, lessee, and applicant shall be stated in the application. Every application should have a local contact person listed. Demolition and occupancy permit applications, when applied for by anyone other than the owner of record, shall be accompanied by a notarized letter of authorization or other documentation from the owner of record granting permission to apply.

105.3.1 Application for permit. To obtain a permit, the applicant shall first file an application on a form furnished by the Department of Public Safety, Division of Building and Inspection for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required by Section 106.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the code official.

1 **105.3.2 Action on application.** The code official shall examine or cause to be examined
2 applications for permits and amendments thereto. If the application or the construction
3 documents do not conform to the requirements of all pertinent laws, the code official shall reject
4 such application in writing, stating the reasons therefore. If the code official is satisfied that the
5 proposed work conforms to the requirements of this code and all City of Saint Louis laws and
6 ordinances applicable thereto, the code official shall issue a permit. The code official shall rely
7 upon other City agencies to review for compliance with their ordinance requirements.

8 **105.3.2.1 Substantially improved or substantially damaged existing buildings in areas**
9 **prone to flooding.** For applications for reconstruction, rehabilitation, addition, or other
10 improvement of existing buildings or structures located in an area prone to flooding, the code
11 official shall examine or cause to be examined the construction documents and shall prepare
12 a finding with regard to the value of the proposed work. For buildings that have sustained
13 damage of any origin, the value of the proposed work shall include the cost to repair the
14 building or structure to its predamage condition. If the code official finds that the value of
15 the proposed work equals or exceeds 50 percent of the market value of the building or
16 structure before the damage has occurred or the improvement is started, the finding shall be
17 provided to the board of appeals for a determination of substantial improvement or
18 substantial damage. Applications determined by the board of appeals to constitute
19 substantial improvement or substantial damage shall meet the requirements of this code.

20 **105.3.2 Time limitation of application.** An application for a permit for any proposed work
21 shall be deemed to have been abandoned six months after date of filing, unless such application
22 has been pursued in good faith or a permit has been issued; except that the code official is
23 authorized to grant one or more extensions of time for additional periods not exceeding ninety
24 days each if the code official deems that there is reasonable cause and if a written request is
25 received from the applicant for the extension prior to the expiration date.

26 **105.3.4 Action on application for permit to use explosives.** When it is deemed proper, safe
27 and advisable, the code official shall, upon receipt of application, issue permits for the use of
28 explosives for blasting in connection with demolition, excavation, construction or other building
29 operations. Without such permit, the use of explosives for the above-mentioned purposes is
30 hereby prohibited. Additional permits shall be required under the Fire Prevention Code.

31 **105.4 Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit
32 for, or an approval of, any violation of any of the provisions of this code or of any other ordinance
33 of the City of Saint Louis. Permits presuming to give authority to violate or cancel the provisions
34 of this code or other ordinances shall not be valid. The issuance of a permit based on construction
35 documents and other data shall not prevent the code official from requiring the correction of errors
36 in the construction documents and other data. The code official is also authorized to prevent
37 occupancy or use of a structure where in violation of this code or any other ordinance of the City of

1 Saint Louis.

2 **105.5 Expiration.** Permits shall be issued for a period of six months unless noted otherwise.
3 Permits shall be permitted to be extended for additional six month periods if work is progressing and
4 a written request from the owner for the extension is received by the code official prior to the
5 expiration of each permit. Any permit issued shall become invalid if the authorized work is not
6 commenced within six months after issuance of the permit, or if the authorized work is suspended
7 or abandoned for a period of six months after the time of commencing the work; except that the code
8 official shall be permitted to grant one or more extensions of time for additional periods not
9 exceeding six months each if the code official deems that there is reasonable cause, and if a written
10 request is received from the owner for the extension prior to the expiration date. No permit shall be
11 extended if, after six months from issuance of said permit, no work has begun and the Board of
12 Aldermen has passed an ordinance that would make all or part of the work thereon illegal or
13 unlawful.

14 **Exception:** Permits for demolition of buildings or structures or repair of buildings or structures
15 condemned in accordance with either Section 118 or Section 119 of the *International Building*
16 *Code*, and other work specifically identified by the code official, when in the best interests of the
17 public, shall become invalid after thirty days unless otherwise approved. The code official shall
18 be permitted to grant one or more extensions of time for additional periods not exceeding thirty
19 days each after receiving a written request from the owner explaining the reasons for failing to
20 commence or for suspending work.

21 **105.6 Suspension or revocation.** The code official is authorized to suspend or revoke a permit
22 issued under the provisions of this code whenever the permit is issued in error or on the basis of
23 incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any
24 of the provisions of this code.

25 **105.6.1 Revocation of permits.** The code official shall be permitted to revoke a permit or
26 approval issued under the provisions of this code in case of any false statement or
27 misrepresentation of fact in the application or on the construction documents on which the permit
28 or approval was based. The code official shall be permitted to revoke or suspend a permit upon
29 discovery of substantial non-compliance with this code or any applicable city ordinance. Permits
30 shall be revoked for non-payment of fees.

31 **105.6.2 Revocation of permits for repeat offenders.** The code official shall revoke any permit
32 or certificate associated with a building, structure or premises when an owner(s) is convicted by
33 a court of competent jurisdiction twice within a twelve month period of being in violation of the
34 same code provision on the same building, structure or premises.

35 **105.7 Placement of permit.** A true copy of the building permit shall be kept on the site of
36 operations, open to inspection during the entire time of prosecution of the work and until the

1 completion of the same.

2 **105.8 Responsibility.** It shall be the duty of every person who performs work for the installation
3 or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code
4 is applicable, to comply with this code.

5 **105.9 Notice of start.** At least twenty-four hours notice of start of work under a building permit
6 shall be given to the code official.

7 **105.10 Compliance with permit.** All work shall conform to the approved application and the
8 approved construction documents for which the permit has been issued and any approved
9 amendments to the approved application or the approved construction documents.

10 **SECTION 106**

11 **CONSTRUCTION DOCUMENTS**

12 **106.1 Construction documents.** The application for the permit shall be accompanied by at least
13 five complete sets of construction drawings, two sets of project specifications, two sets of structural
14 calculations, two sets of the geotechnical (soils) report and one set of site or building photographs,
15 with sufficient clarity and detailed dimensions to show the nature and character of the work to be
16 performed. The minimum size of any sheet shall be 8½" x 11" and the maximum size of any sheet
17 shall be 36" x 48". When quality of materials is essential for conformity to this code, specific
18 information shall be given to establish such quality and this code shall not be cited, or the term
19 "legal" or its equivalent be used as a substitute for specific information. Construction documents
20 containing the words "not for construction", "preliminary", "review set", or their equivalent, shall
21 not be accepted for application. Construction documents marked with contractors "take-off"
22 notations shall not be accepted for application.

23 All construction documents submitted with an application for a building permit shall be prepared
24 by a Missouri licensed design professional as required by Chapter 327 of the Revised Statutes of the
25 State of Missouri. All construction documents shall bear an original embossed or wet ink seal,
26 original ink signature and the date the documents were sealed by the Missouri licensed design
27 professional for each discipline on the first sheet of each discipline within each set of construction
28 documents, or on the cover sheet of each set of construction documents.

29 In addition, all other sheets of the construction documents, other than project specifications or
30 calculations, shall bear the original embossed, wet ink, electronic or mechanically reproduced seal,
31 signature and date of the Missouri licensed design professional. Any addenda or modifications
32 submitted for changes to the construction documents shall also bear the original embossed or wet
33 ink seal, original ink signature and date the documents were sealed.

34 All project specifications, calculations, reports or other documents not considered to be
35 construction drawings shall bear an original wet ink or embossed seal, original ink signature and the
36 date the documents were signed by the Missouri licensed design professional for each discipline on

the title or index sheet.

106.1.1 Information on construction documents. Construction documents shall be drawn and dimensioned upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the code official.

106.1.1.1 Fire protection and alarm construction drawings. Construction drawings for the fire protection and alarm system(s) shall be submitted to show conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the *International Building Code*.

106.1.1.2 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

106.1.2 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, as applicable in Section 101.2, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

106.1.3 Information for construction in areas prone to flooding. For buildings and structures in flood hazard areas as established by Table R301.2(1), construction documents shall include:

1. Delineation of flood hazard areas, floodway boundaries, and flood zones, and the design flood elevation, as appropriate;
2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding (AO zones), the height of the proposed lowest floor, including basement, above the highest adjacent grade;
3. The elevation of the bottom of the lowest horizontal structural member in coastal high hazard areas (V zone); and
4. If design flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the code official and the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

106.1.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections

1 at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around
2 openings.

3 The construction drawings shall include manufacturing installation instructions that provide
4 supporting documentation that the proposed penetration and opening details described in the
5 construction documents maintain the weather resistance of the exterior wall envelope. The
6 supporting documentation shall fully describe the exterior wall system which was tested, where
7 applicable, as well as the test procedure used.

8 **106.2 Site plan.** The construction documents submitted with the application for permit shall be
9 accompanied by a site plan showing to scale the size and location of new construction and existing
10 structures on the site, distances from lot lines, the established street grades and the proposed finished
11 grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall
12 be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site
13 plan shall show construction to be demolished and the location and size of existing structures and
14 construction that are to remain on the site or plot. The code official is authorized to waive or modify
15 the requirements for a site plan when the application for permit is for alteration or repair or when
16 otherwise warranted.

17 **106.2.1 Change in site plan.** A lot shall not be changed, increased or diminished in area from
18 that shown on the official site plan, until a revised site plan is resubmitted showing such changes
19 accompanied by proof that the documents have been filed in the Recorder of Deeds Office and
20 approved under the Zoning Code of the City of Saint Louis; except that such revised site plan
21 will not be required if the change is caused by reason of an official street or alley opening, street
22 widening or other public improvement.

23 **106.3 Examination of documents.** The code official shall examine or cause to be examined the
24 construction documents for code compliance.

25 **106.3.1 Approval of construction documents.** The code official shall stamp three sets of
26 construction documents "APPROVED", and at least one set of such approved construction
27 documents shall be retained by the code official and one set shall be kept at the building site,
28 open to the inspection of the code official or an authorized representative at all reasonable times.
29 If additional "APPROVED" sets are required by the applicant, a charge shall be made as listed
30 in Table 108.3.1.

31 **106.3.2 Previous approvals.** This code shall not require changes in the construction documents,
32 construction or designated occupancy of a building or structure for which a lawful permit has
33 been heretofore issued or otherwise lawfully authorized, and the construction of which has been
34 actively prosecuted in good faith within 180 days after the effective date of this ordinance and
35 has not been abandoned. When the codes adopted by the City of Saint Louis change from one
36 edition to another, the work shall be permitted to be completed under the codes in effect when

1 the permit for said work was originally issued.

2 **106.3.2.1 Code transition.** Unless requirements imposed by Federal law or State statute
3 have changed, permits applied for within six months of the effective date of this ordinance
4 shall be permitted to be reviewed and approved under the former building code if there is
5 written evidence of a preliminary plan exam review of the project under the former code.
6 The cover sheet of the construction documents shall show under which code the project was
7 designed.

8 **106.3.3 Phased approval.** The code official is authorized to issue a permit for the construction
9 of foundations or any other part of a building or structure before the construction documents for
10 the whole building or structure have been submitted, provided that adequate information and
11 detailed statements have been filed complying with pertinent requirements of this code. The
12 holder of such permit for the foundation or other parts of a building or structure shall proceed
13 at the holder's own risk with the building operation and without assurance that a permit for the
14 entire structure will be granted.

15 **106.3.4 Design professional in responsible charge.**

16 **106.3.4.1 General.** When it is determined that documents be prepared by a Missouri
17 licensed design professional, the code official shall be authorized to require the owner to
18 engage and designate on the building permit application a Missouri licensed design
19 professional who shall act as the Missouri licensed design professional in responsible charge.
20 If the circumstances require, the owner shall designate a substitute Missouri licensed design
21 professional in responsible charge who shall perform the duties required of the original
22 Missouri licensed design professional in responsible charge. The code official shall be
23 notified in writing by the owner if the Missouri licensed design professional in responsible
24 charge is changed or is unable to continue to perform the duties.

25 The Missouri licensed design professional in responsible charge shall be responsible for
26 reviewing and coordinating submittal documents prepared by others, including phased and
27 deferred submittal items, for compatibility with the design of the building.

28 Where structural observation is required by Section 1709 of the *International Building*
29 *Code*, the inspection program shall name the individual or firms who are to perform
30 structural observation and describe the stages of construction at which structural observation
31 is to occur. See also duties specified in Section 1704 of the *International Building Code*.

32 **106.3.4.2 Deferred submittals.** For the purposes of this section, deferred submittals are
33 defined as those portions of the design that are not submitted at the time of the application
34 and that are to be submitted to the code official within a specified period.

35 Deferral of any submittal items shall have the prior approval of the code official. The
36 Missouri licensed design professional in responsible charge shall list the deferred submittals

1 on the construction documents for review by the code official.

2 Submittal documents for deferred submittal items shall be submitted to the Missouri
3 licensed design professional in responsible charge who shall review them and forward them
4 to the code official with a notation indicating that the deferred submittal documents have
5 been reviewed and that they have been found to be in general conformance with the design
6 of the building. The deferred submittal items shall not be installed until their design and
7 submittal documents have been approved by the code official.

8 **106.3.4.3 Engineering details.** The code official shall require to be filed adequate details
9 of structural, plumbing, mechanical and electrical work, including computations, loadings
10 and structural analysis, and other essential technical data. All construction documents shall
11 bear an original embossed or wet ink seal, original ink signature and the date the documents
12 were sealed by the Missouri licensed design professional responsible for the design as
13 required by State Statute. Properly sealed, signed and dated calculations shall be permitted
14 to be accepted by the code official as complying with the conditions of this code without the
15 need to verify the calculations or their engineering analysis.

16 **106.4 Amended construction documents.** Work shall be installed in accordance with the
17 approved construction documents, and any changes made during construction that are not in
18 compliance with the approved construction documents shall be resubmitted for approval as an
19 amended set of construction documents.

20 **SECTION 107**

21 **TEMPORARY AND SEASONAL STRUCTURES AND USES**

22 **107.1 General.** The code official is authorized to issue a permit for temporary structures and
23 temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for
24 more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

25 **107.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire
26 safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as
27 necessary to insure the public health, safety and general welfare.

28 **107.3 Temporary power.** The code official is authorized to give permission to temporarily supply
29 and use power in part of an electric installation before such installation has been fully completed and
30 the final certificate of completion has been issued. The part covered by the temporary certificate
31 shall comply with the requirements specified for temporary lighting, heat or power in the City of
32 Saint Louis Electrical Code.

33 **107.4 Termination of approval.** The code official is hereby authorized to terminate such permit

for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 108 FEES

108.1 General. No permit, certificate or inspection report, as required by the provisions of this code, shall be released or issued until the fees listed in this section have been paid to the City of Saint Louis, as collected by the code official or designated representative; nor shall an amendment to a permit be released until the additional fees have been paid. In collecting said fees, the code official is authorized to accept personal checks as payment; however, non-payment by said checking account shall be considered as a violation of this code and is cause for suspension or revocation of permits, certificates or reports issued or released for such personal check payment. If a permit is suspended or revoked for non-payment of a fee, or for insufficient funds, an additional twenty-five dollars shall be collected to cover administrative costs.

108.1.1 Fees other than herein prescribed. The payment of fees listed in this section shall not relieve the applicant or holder of any permit or any certificate of occupancy from the payment of other fees which shall be prescribed by law or ordinance for water taps, sewer connections, plumbing permits, mechanical permits, electrical permits, sprinkler permits, fire alarm permits, erection of signs and display structures, or fees for inspections or other privileges or requirements, both within and without the jurisdiction of the Division of Building and Inspection.

108.1.2 City of Saint Louis, Department of the President, Board of Public Service projects. Building permit fees shall be waived for contractors working in facilities located within the city limits, owned and occupied by the City of Saint Louis. Only projects which are paid for by the Department of the President, Board of Public Service out of general revenue funds and bid and contract let by the Department of the President, Board of Public Service, and inspected by the Department of the President, Board of Public Service shall be exempt from the payment of fees. This shall not relieve the applicant from applying for and obtaining a building permit. These five requirements shall apply to building permits only. These requirements shall not apply to Demolition, Plumbing, Mechanical, Electrical and Fire Protection Systems permits. Demolition permits, Plumbing permits, Mechanical permits, Electrical permits and Fire Protection Systems permits shall be applied for and paid for by the appropriate contractor.

108.2 Schedule of permit fees. Fees for permits for construction shall be as established as follows:

108.2.1 Application fee. An application fee is an administrative charge made for processing permit applications or preparing a Certificate of Flood Plain Status or conducting a Building Line Survey, and shall be the fee as listed in Table 108.3.1.

1
2 **108.2.2 Repairs, level I, II or III alterations and additions.** The building permit fee for
3 repairs, alterations and additions will be based on the total estimated cost of construction, and
4 shall be charged at the rate listed in Table 108.3.1 for repairs, alterations and additions. For the
5 purpose of determining a fee, total construction costs shall include all costs for normal site
6 preparation including grading, excavation and backfill, structural work, interior and exterior
7 finishes, plumbing work, mechanical work, electrical work, overhead and profit, engineering and
8 architectural fees. The following shall be permitted to be excluded from total construction costs:
9 the cost to install sprinkler, standpipe and fire alarm systems; or signs.

10
11 **108.2.3 Miscellaneous structures and site work.** The fee for a permit for, including but not
12 limited to, the construction of towers, retaining walls, floating structures, parking lots, fences,
13 awnings, etc. shall be based on the total estimated cost of the construction at the rate listed in
14 Table 108.3.1.

15 **108.2.4 Moving of buildings.** The fee for a permit to move a building or structure from one
16 lot to another, or to a new location on the same lot, shall be as listed in Table 108.3.1. In the
17 event that a building or structure is to be moved from a point within the City of Saint Louis to
18 a point outside the city, the fee for the moving permit shall be based on the total estimated cost
19 of restoration of the original site to a safe and satisfactory condition plus that portion of the
20 moving cost which covers the journey to the city limits. In the event that a building or structure
21 is to be moved from the outside of the City of Saint Louis to a point inside the city limits, the fee
22 for the moving permit shall be based on the total estimated cost of the portion of the journey
23 from the city limits to the site of re-erection.

24 **108.2.4.1 New foundations.** Before any building or structure is moved to a new foundation,
25 it shall be required, in addition to a moving permit, that a building permit be obtained for the
26 construction of said new foundation; the fee for the permit for said foundation shall be as
27 listed in accordance with Table 108.3.1. In addition, all additional electrical, mechanical and
28 plumbing permits shall be obtained.

29 **108.2.5 Explosives.** The fee for a permit for the use of explosives for blasting in connection
30 with demolition, excavation, construction or other building operations, shall be as listed in Table
31 108.3.1. When a blasting operation consists of a series of blasts at intervals of distance, such as
32 blasting a trench for the installation of utilities, and the extent of the blasting operations exceeds
33 two hundred and fifty feet in length, the fee for a permit shall be charged for the first two
34 hundred and fifty feet of the operation with an additional fee for each additional two hundred and
35 fifty feet or any part thereof. The fee for a permit for the use of explosives shall cover the
36 issuance of the permit and shall also cover pre-blasting survey inspection and post-blasting
37 survey inspection of all property within two hundred fifty feet of the blasting operation. In
38 addition, a separate permit shall be required under the Fire Prevention Code for the

1 transportation, storage or use of explosives.

2 **108.2.6 Amending permits.** After a permit has been issued and an amendment is applied for,
3 the fee shall be as follows:

- 4 1. For each and every amendment which involves additional work not originally applied for
5 to complete the entire project, the fee shall be the appropriate fee for the additional work
6 contemplated as usually calculated, the fee for the special demolition fund, lead
7 remediation fund plus the application fee. These fees shall be as listed in Table 108.3.1.
- 8 2. For each and every amendment not involving additional work, a minimum fee as listed
9 in Table 108.3.1 shall apply even though the project dollar value or building volume
10 should remain the same or decrease. To this shall be added the application fee.

11 **108.2.7 Special demolition fund.** There shall be an additional fee charged on all building
12 permits based on the total estimated cost of construction, and shall be charged at the rate listed
13 in Table 108.3.1 for the special demolition fund.

14 **108.2.8 Lead remediation fund.** There shall be an additional fee charged on all building
15 permits based on the total estimated cost of construction, and shall be charged at the rate listed
16 in Table 108.3.1 for the special lead remediation fund.

17 **108.2.9 Vacant building registration fee.** A semiannual registration fee of two hundred dollars
18 shall be charged to the owner of any parcel of residential property improved by a residential
19 structure, or commercial property improved by a structure containing multiple dwelling units,
20 which is vacant and has been vacant for at least six months, and which is violation of this code.
21 This fee is listed in Table 108.3.1.

22 **108.2.10 Fee for duplicate copy.** Any person requesting a copy of an building permit,
23 occupancy permit or certificate of inspection issued under this code, or the holder of any permit
24 for similar purpose issued by the code official under any previous code or ordinance, can obtain
25 a duplicate or re-issued copy of said permit for a fee of one dollars per copy. This fee is listed
26 in Table 108.3.1.

27 **108.2.11 Fee for occupancy permit.** Fees for the issuance of an occupancy permit shall be as
28 listed in Table 108.3.1. There shall be no charge for the issuance of the original occupancy
29 permit upon completion of construction in accordance with the building permit for buildings
30 hereafter altered with construction costs exceeding thirty thousand dollars.

31 **108.2.11.1 Fee for temporary or partial occupancy permit.** The fee for a temporary or
32 partial occupancy permit shall be as listed in Table 108.3.1.

33 **108.2.12 Fee for changing the name on an occupancy permit.** Any person requesting a re-

1 issuance of an occupancy permit issued under this code or under any previous code or ordinance
2 due to a change of name, can obtain a re-issued copy of said permit for a fee of five dollars per
3 copy. This fee is listed in Table 108.3.1.

4 **108.2.13 Fee for approving additional sets of construction documents.** Any person requesting
5 additional sets of approved construction documents issued under this code or under any previous
6 code or ordinance shall be charged a fee of one dollar per page. This fee is listed in Table 108.3.1.

7 **108.2.14 Lead inspection request.** Any person requesting a lead inspection of any building shall
8 be charged the fee as listed in Table 108.3.1.

9 **108.3 Fee tables.** The code official shall cause to be collected all fees as listed in Table 108.3.1 and
10 elsewhere in this code.

11 **108.3.1 Fee schedule.** Table 108.3.1 contains fees for permits for repairs and alterations,
12 additions, permits for miscellaneous structures, moving of building permits, permits for blasting
13 for demolition purposes, permits for blasting for construction purposes, addendums to permit,
14 the special demolition fund, lead remediation fund, special inspections and occupancy permits.

15 **108.3.2 Building permit valuations.** The applicant for a building permit shall provide a total
16 estimated cost of construction for the project at the time of application. For the purpose of
17 determining fees, total construction costs shall include all costs for normal site preparation
18 including grading, excavation and backfill, structural work, interior and exterior finishes,
19 plumbing work, mechanical work and electrical work. The following shall be permitted to be
20 excluded from total construction costs: the cost to install sprinkler, standpipe and fire alarm
21 systems or signs.

22 If, in the opinion of the code official, the valuation is underestimated on the application, the
23 permit shall be denied, unless the applicant can show detailed construction estimates for the
24 project to meet the approval of the code official. The code official shall be permitted to require
25 the submittal of signed and notarized construction contracts when the total estimated cost of
26 construction is questioned. Final building permit valuation shall be set by the code official.

27 Final costs shall be determined by the code official, if necessary, by multiplying the total
28 floor area of the project in square feet by an appropriate square foot cost rate, or by using the
29 current ICC Building Valuation Data Report for New Construction, Additions, Alterations,
30 Repairs or Rehabilitation.

Table 108.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES

Item	Fee	Minimum Fee	Section	Remarks & Requirements
APPLICATION FEE;	\$ 25.00		108.2.1	An administrative charge made for processing applications.
PERMIT FOR REPAIRS, LEVEL I, II OR III ALTERATIONS, AND ADDITIONS	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	108.2.2	Includes Cultural Resources Only permits.
MISCELLANEOUS STRUCTURES PERMIT - Structures such as towers, retaining walls, floating structures, parking lots, outdoor pay telephone, fences, awnings, etc.	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	108.2.3	For all structures, devices, appurtenances and equipment requiring permits & not otherwise provided for by this code.
MOVING OF BUILDING PERMIT Within City Limits	\$ 1.00/\$100 of estimated cost or fraction thereof	\$ 15.00	108.2.4	Estimated cost of moving building to new location plus cost of restoring previous site to a safe condition.
To outside City Limits	\$ 1.00/\$100 of estimated cost or fraction thereof	\$ 15.00		Estimated cost of moving building to city limits plus cost of restoring previous site to a safe condition.
From outside City Limits to within City Limits	\$ 1.00/\$100 of estimated cost or fraction thereof	\$ 15.00		Estimated cost of moving building from City Limits to a new site.
Foundation for building	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	108.2.4.1	
EXPLOSIVES PERMIT Blasting permit for trenching	\$ 5.00/250 lineal feet or fraction thereof	\$ 100.00	108.2.5	For construction, excavation or other building operation.
Blasting for Demolition	\$ 100.00	\$100.00	108.2.5	Includes pre and post blast survey, per building/per blast.

Table 108.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES

Item	Fee	Minimum Fee	Section	Remarks & Requirements
ADDENDUM TO PERMIT Amendment which involves additional dollars in project cost.	\$5.00/\$1000 of estimated increased cost or fraction thereof	\$ 25.00	108.2.6	
Amendment which involves decrease or no increase in project cost.	\$ 25.00	\$ 25.00		
SPECIAL DEMOLITION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		108.2.7	Special fund approved by the voters.
LEAD REMEDIATION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		108.2.8	Special fund approved by Ordinance 64699.
VACANT BUILDING REGISTRATION FEE	\$200.00 Semi-annually		108.2.9	Special fee established by Ordinance 64678.
DUPLICATE COPY OF BUILDING PERMIT, OCCUPANCY PERMIT OR CERTIFICATE OF INSPECTION	\$ 1.00 per copy		108.2.10	
APPLICANT REQUEST FOR OCCUPANCY PERMIT Residential.	\$80.00		108.2.11 108.2.11.1	Special Inspection fees for occupancy permits. This fee is also applicable to partial or temporary occupancy permits.
	\$20.00/each additional unit in same structure			When units are inspected on the same site inspection.
Commercial 3,500 sq. ft. or less.	\$ 80.00			
Commercial over 3,500 sq. ft.	\$160.00			
RE-ISSUANCE OF OCCUPANCY PERMIT DUE TO NAME CHANGE	\$ 5.00 per copy		108.2.12	

Table 108.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES

Item	Fee	Minimum Fee	Section	Remarks & Requirements
COST FOR APPROVING ADDITIONAL SETS OF CONSTRUCTION DOCUMENTS	\$1.00 per page		108.2.13	
APPLICANT REQUEST FOR LEAD INSPECTION	\$100.00		108.2.14	

108.4 Work started surcharge fees schedule. In case any work for which a building permit is required by this code is substantially started or proceeded with prior to obtaining said permit, the total normal fees applicable shall be increased by the amount as listed in Table 108.4. The payment of said surcharge fee shall not relieve any persons from fully complying with the requirements of this code for performance or execution of the work, nor from other penalties prescribed by law.

Table 108.4
SCHEDULE FOR SURCHARGE
BUILDING PERMIT FEES

Building Permit fee	Surcharge fee
\$ 0 TO \$ 50	\$ 30.00
\$ 51 TO \$ 200	\$ 90.00
\$ 201 TO \$ 500	\$ 240.00
\$ 501 TO \$ 2,000	\$ 360.00
\$ 2,001 TO \$ 10,000	\$ 480.00
OVER \$ 10,000	\$ 600.00

108.5 Related fees. The payment of fees for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

108.6 Fees non-refundable. The fee for a permit based upon an estimated cost that is higher than

1 later claimed by the applicant shall not be a basis for refund. When construction does not occur, or
2 only partially occurs, fees collected are not refundable.

3 **108.7 Fees waived for disaster related permits.** In the event of a tornado, earthquake, flood, or
4 any other disaster of such magnitude to activate the City Emergency Management Agency, the
5 Building Commissioner is authorized to waive all permit fees normally collected by the Division of
6 Building and Inspection for repairs, reconstruction, demolition, plumbing, mechanical or electrical
7 work, or any other similar permits required by this Division to correct the damage caused by the
8 heretofore mentioned disaster. These permit fees shall be permitted to be waived for a period not
9 to exceed six months, or as otherwise determined by the Building Commissioner.

10 **108.8 Compliance with permit.** All work shall conform to the approved application and the
11 approved construction documents for which the permit has been issued and any approved addendum
12 to the approved application or the approved construction documents.

13 **SECTION 109** 14 **INSPECTIONS**

15 **109.1 General.** Construction or work for which a permit is required shall be subject to inspection
16 by the code official and such construction or work shall remain accessible and exposed for inspection
17 purposes until approved. Approval as a result of an inspection shall not be construed to be an
18 approval of a violation of the provisions of this code or of other ordinances of the City of Saint
19 Louis. Inspections presuming to give authority to violate or cancel the provisions of this code or of
20 other ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to
21 remain accessible and exposed for inspection purposes. Neither the code official nor the City of Saint
22 Louis shall be liable for expenses entailed in the removal or replacement of any material required
23 to allow inspection.

24 **109.2 Preliminary inspection.** Before issuing a permit, the code official is authorized to examine
25 or cause to be examined buildings, structures and sites for which an application has been filed.

26 **109.2.1 Notice to begin work.** It shall be the responsibility of the holder of a permit to notify
27 the code official when work is ready for the various inspections required by the terms of the
28 permit or the approved rules. Such notice shall be given within a reasonable time before the
29 inspection is desired, but in no event shall the notice be less than the working day before. Notice
30 given on a Friday or on a day prior to a legal holiday shall not constitute notice for inspection on
31 a Saturday, Sunday or holiday, unless arrangements have been made under approved rules for
32 overtime inspection on such days. Before giving such notice the holder of the permit shall first
33 test the work and satisfy themselves that it conforms to the approved construction documents and
34 the requirements of this code.

1 **109.3 Required inspections.** The code official, upon notification, shall make the inspections set
2 forth in Sections 109.3.1 through 109.3.11. No work shall be done on any part of the building or
3 structure beyond the point indicated in each successive inspection without first obtaining the
4 approval of the code official or authorized representative. Approval shall be given only after an
5 inspection has been requested and made of each successive step in the construction phase and all
6 code requirements or corrections are completed, as indicated by each of the inspections required.
7 There shall be a final inspection and approval of all buildings completed before occupancy, as
8 described in Section 110 of this code. Failure to obtain a final inspection before occupancy will
9 constitute a violation of the building code, subject to the penalties as set forth in Section Four.
10 Reinforcing steel or structural framework of any part of a building or structure shall not be covered
11 or concealed in any manner without first obtaining the approval of the code official. The code
12 official, upon notification from a permit holder or agent, in accordance with the rules of procedure
13 listed on the permit and posted in the office of the code official, shall make the following
14 inspections, and shall either approve that section or portion of the construction as completed, or shall
15 notify the permit holder or agent that they have failed to comply with the law.

16 **109.3.1 Footing or foundation inspection.** Footing and foundation inspections shall be made
17 after excavation for footings are complete and any required reinforcing steel is in place. For
18 concrete foundations, any required forms shall be in place prior to inspection. Materials for the
19 foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM
20 C 94, the concrete need not be on the job. The owner is solely responsible for the correct
21 location of the foundation on the site.

22 **109.3.1.1 Soil inspection.** A soil inspection is to be made after excavation for the building
23 or structure is complete and trenches for footings, column pads, spread footings, or other
24 types of footings are ready for concrete. No concrete is to be poured prior to this inspection.

25 **109.3.1.2 Pier inspection.** Where special foundations are required such as drilled and
26 poured-in-place concrete piers, driven piles of all types, caissons, and other extraordinary
27 types, the code official shall make at least one inspection and more if the size of the job
28 warrants it.

29 **109.3.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections
30 shall be made after in-slab or under-floor reinforcing steel and building service equipment,
31 conduit, piping accessories and other ancillary equipment items are in place, but before any
32 concrete is placed or floor sheathing installed, including the subfloor.

33 **109.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor,
34 including basement, and prior to further vertical construction, the elevation certificate required
35 in Section 1612.5 shall be submitted to the code official.

1 **109.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing,
2 all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed
3 are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved

4 **109.3.5 Lath or gypsum board inspection.** Lath and gypsum board inspections shall be made
5 after lathing and gypsum board, interior and exterior, is in place, but before any plaster is applied
6 or before gypsum board joints and fasteners are taped and finished.

7 **Exception:** Gypsum board that is not part of a fire resistive assembly or a shear assembly.

8 **109.3.5.1 Covering work.** It shall be a violation of this code to cover prior to inspection
9 any work required to be inspected under the provisions of a permit, the approved rules, or
10 this code, regardless of any penalties for such violation. The code official shall be permitted
11 to require the holder of the permit to uncover any such work for inspection, and the cost of
12 uncovering such work and of replacing the cover after the work has been satisfactorily
13 inspected, shall be borne by the holder of the permit.

14 **109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-
15 rated assemblies shall not be concealed from view until inspected and approved.

16 **109.3.7 Energy efficiency inspections.** Inspections shall be made to determine compliance with
17 Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R* and
18 *U* value, fenestration *U* value, duct system *R* value, and HVAC and water heating equipment
19 efficiency.

20 **109.3.8 Other inspections.** In addition to the inspections specified above, the code official is
21 authorized to make or require other inspections of any construction work to ascertain compliance
22 with the provisions of this code and other laws that are enforced by the Department of Public
23 Safety, Division of Building And Inspection.

24 **109.3.8.1 Approved inspection agencies.** The code official shall accept reports of
25 approved inspection agencies provided such agencies satisfy the requirements as to
26 qualifications and reliability.

27 **109.3.8.2 Plant inspection.** Where required by the provisions of this code or by the
28 approved rules, materials or assemblies shall be inspected at the point of manufacture or
29 fabrication.

30 **109.3.8.3 Evaluation and follow-up services.** Prior to the approval of a closed
31 prefabricated assembly and issuance of a building permit, the code official shall require the
32 submittal of an evaluation report of each prefabricated assembly, indicating the complete
33 details of the assembly, including a description of the assembly and its components, the basis

1 upon which the assembly is being evaluated, test results and similar information, and other
2 data as necessary for the code official to determine conformance with this code. Acceptable
3 reports shall be permitted to come from: The State of Missouri Public Service Commission
4 or ICC Evaluation Services.

5 **109.3.8.3.1 Evaluation service.** The code official shall designate the evaluation service
6 of an approved agency as the evaluation agency, and review such agency's evaluation
7 report for adequacy and conformance to this code.

8 **109.3.8.3.2 Follow-up inspection.** Except where all assemblies and subassemblies,
9 service equipment and accessories are readily accessible for complete inspection at the
10 site without disassembly or dismantling, the code official shall conduct the frequency of
11 in-plant inspections as necessary to reasonably assure conformance to the approved
12 evaluation report, or shall designate an approved independent inspection agency to
13 conduct such inspections. The inspection agency shall furnish the code official with the
14 follow-up inspection manual and a written report of inspections upon request, and the
15 product shall have an identifying label permanently affixed to the product indicating that
16 factory inspections have been performed.

17 **109.3.8.3.3 Test and inspection records.** All required tests and inspection records shall
18 be accessible to the code official or quality assurance agency at all times during the
19 fabrication of the unit or subassembly and the erection of the building; or such records
20 as the code official designates shall be filed with the code official.

21 **109.3.8.3.4 Inspection reports.** All inspection reports shall be in writing and shall be
22 certified by the licensed authority, or responsible officer of the service, or the individual
23 when expert inspection services are accepted. An identifying label or stamp permanently
24 fixed to the product indicating that factory inspection has been made shall be accepted
25 in lieu of the aforesaid inspection report in writing if the intent or meaning of such
26 identifying label or stamp is properly substantiated.

27 **109.3.9 Special Inspections.** For special inspections, see Section 1704 of the *International*
28 *Building Code*.

29 **109.3.10 Final inspection.** The final inspection shall be made after all work required by the
30 building permit is completed.

31 Upon completion of the building or structure, and before issuance of the occupancy permit
32 as required in Section 110, a final inspection shall be made. All violations of the approved
33 construction documents and permit shall be noted and the holder of the permit shall be notified
34 of the discrepancies. The code official shall be permitted to issue a temporary or partial
35 occupancy permit for a specific period of time. Failure to comply with the conditions shall cause

1 revocation of the permit.

2 **109.3.11 Blast survey inspections.** When a permit is issued for the use of explosives, the code
3 official shall cause to be conducted two survey inspections of all buildings within two hundred
4 fifty feet of the blasting, and a third inspection to be made after the blasting. These inspections
5 shall indicate any settlement, cracks or other deterioration; additional or supplemental detailed
6 survey work shall be permitted to be required by the code official. Such inspections or survey
7 work, as required by the code official, must be conducted by a private individual or individuals
8 technically competent to do such work and acceptable to the code official. Such private surveys
9 shall be conducted at the expense of the permit applicant. The additional or supplemental survey
10 work shall be permitted to be accepted by the code official in lieu of the pre-blast or post-blast
11 survey if the survey(s) has included all areas within two hundred fifty feet of the blasting site and
12 contains the details required herein.

13 **109.4 Inspection agencies.** The code official is authorized to accept reports of approved inspection
14 agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

15 **109.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly
16 authorized agent to notify the code official when work is ready for inspection. It shall be the duty
17 of the permit holder to provide access to and means for inspection of such work for any inspections
18 that are required by this code.

19 **109.5.1 Action on notice.** Upon receipt of notice that work is ready for inspection, the code
20 official shall inspect, or cause to be inspected, the work as soon as reasonably practicable.
21 However, failure of the code official to make a prompt inspection shall not be deemed
22 justification for covering work without inspection when such work is required under the terms
23 of the permit to be inspected before being covered.

24 **109.6 Approval required.** Work shall not be done beyond the point indicated in each successive
25 inspection without first obtaining the approval of the code official. The code official, upon
26 notification, shall make the requested inspections and shall either indicate the portion of the
27 construction that is satisfactory as completed, or shall notify the permit holder or an agent of the
28 permit holder wherein the same fails to comply with this code. Any portions that do not comply
29 shall be corrected and such portion shall not be covered or concealed until authorized by the code
30 official.

31 **109.7 Periodic inspections.** The code official shall, if deemed necessary, make or cause to be made
32 such periodic inspections of buildings, structures, devices, appurtenances, and uses as are required
33 by and in the intervals prescribed by Table 109.7. In order to provide a uniform workload
34 throughout the year, the code official shall be permitted to alter the intervals between periodic
35 inspections as required to meet staffing levels.

Exterior cantilevered balconies, stairways and fire escapes shall be inspected every three years by a Missouri licensed design professional. The owner shall submit a report bearing the seal, signature and date of a Missouri licensed professional engineer or architect to the code official describing the condition and safety of the exterior cantilevered balconies, stairways, and fire escapes. This shall apply to all exterior cantilevered balconies, stairways, and fire escapes on all buildings regardless of stories or height.

TABLE 109.7
PERIODIC INSPECTION OF STRUCTURES, DEVICES AND USES

Item	Period between inspections
Cornices, Entablatures, Belt Courses, Trim and Similar Decorative Features; Maintenance repair and safe condition thereof (for such items projecting from the face of buildings). See Note a.	3 years
Exterior Cantilevered Balconies, Stairways and Fire Escapes. See note b.	3 year

Note a. Applies to all buildings over 5 stories or 60 feet in height. Owners to submit report bearing the Seal of a Missouri licensed Professional Engineer or Architect to the code official every three years describing the condition and safety of cornices, entablatures, belt courses, etc. The code official shall waive inspection if feature does not encroach over City of Saint Louis sidewalk, street or alley.

Note b. Owners shall submit a report bearing the seal, signature and date of a Missouri licensed professional engineer or architect to the code official every three years describing the condition and safety of exterior cantilevered balconies, stairways and fire escapes.

109.7.1 Professional inspection. The code official shall require owners to supply inspection reports by Missouri licensed design professionals for any building, structure, appurtenance, or device when, in the code official's opinion, it is necessary to insure proper public safety, health and welfare.

109.8 Right of entry. The code official shall have the authority to enter at any reasonable hour any building, structure or premises in the City of Saint Louis for which a permit has been issued but has not received a certificate of occupancy in accordance with Section 110 to enforce the provisions of this code or any other code or ordinance of the City of Saint Louis. No person shall accompany a code official onto a premises in the performance of their duty unless otherwise invited onto said premises by the owner or the owner's representative.

For all other structures or premises, when the code official has reasonable cause to believe that a code violation exists, the code official is authorized to enter the building, structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.

1 **109.9 Jurisdictional cooperation.** The assistance and cooperation of the Police, Fire, Streets, Parks
2 and Health Departments, and all other city officials, shall be available as required in the performance
3 of the duties of the code official.

4 **109.10 Parking.** Division of Building and Inspection employees, when on official duty, shall be
5 allowed to park, without payment of fees, at any parking meter or contrary to posted NO PARKING
6 ZONES. In no event will parking be allowed in front of fire plugs, mail boxes, bus stops, wheelchair
7 ramps, nor within disabled parking spaces unless vehicle displays a permanent Missouri placard or
8 license plate for the disabled.

9 **109.10.1 Placards.** Each authorized individual shall display one placard, approved by the code
10 official, in either the front or rear window of private or city vehicles, to indicate that the
11 individual is on official city business and is exempt from parking fees, citations, and parking
12 tickets, in accordance with Section 109.10, during normal working hours. The Building
13 Commissioner shall not issue such placards to any person not on the Division of Building and
14 Inspection payroll. The Building Commissioner shall have the authority to request cancellation
15 of parking tickets issued contrary to this ordinance.

16 **SECTION 110**
17 **CERTIFICATE OF OCCUPANCY**

18 **110.1 Use and occupancy.** No building, structure or premises shall be used or occupied, and no
19 change in the existing occupancy classification of a building, structure, premise or portion thereof
20 shall be made until the code official has issued an occupancy permit therefore as provided herein.
21 Issuance of an occupancy permit shall not be construed as an approval of a violation of the
22 provisions of this code or of other ordinances of the jurisdiction. Failure to have an occupancy
23 permit approved and issued by the code official is a violation, and both the occupant and owner shall
24 be subject to a penalty, as set forth in Section Four. Each day that a violation continues shall
25 constitute a separate offense.

26 **110.1.1 Posting notice.** It shall be the duty of the code official to post a notice on any building,
27 structure or portion thereof when it is found that an occupancy permit is required before any
28 occupancy shall be permitted to occur. This notice shall remain in plain sight and removal of
29 same shall constitute a separate offense and shall be subject to a penalty as set forth in Section
30 Four.

31 **110.2 Temporary or partial occupancy permits.** Upon the request of an owner or an owner's
32 representative, a temporary or partial occupancy permit shall be permitted to be issued for a building,
33 structure or premises, provided that no conditions exist which endanger life, public safety or welfare.
34 Temporary or partial occupancy permits shall be permitted to be subject to conditions.

1 **110.3 Certificate of substantial completion.** Upon the request of the design professional of record,
2 the code official shall be permitted to issue a Certificate of Substantial Completion for a building,
3 structure or premises before the entire work covered by the building permit has been completed,
4 provided there are no conditions existing which would endanger public safety, health or welfare.
5 Certificates of Substantial Completion shall be permitted to be subject to conditions. The owner can
6 occupy or utilize the work or designated portion thereof for the use for which it is intended provided
7 a partial occupancy permit has been applied for and issued by the code official.

8 **110.4 Contents of the occupancy permit.** When a building, structure or premises is entitled
9 thereto, the code official shall issue an occupancy permit within a reasonable period of time. The
10 occupancy permit shall certify compliance with the provisions of this code and the purpose for which
11 the building, structure or premises will be used. The occupancy permit shall specify the use group
12 in accordance with the provisions of Chapter 3; the type of construction as defined in Chapter 6; and
13 any special stipulations and conditions of the building permit. Any building, structure or premises
14 for which an occupancy permit has been issued shall be permitted to be reinspected to confirm
15 compliance with this code and the Zoning Ordinance.

16 **110.5 By whom application is made.** An application for an occupancy permit shall be made by
17 the owner of record of the building, structure or premises. If an occupancy permit application is
18 made by any person other than the owner of record, a notarized letter, or some other proof, must be
19 presented granting permission from the owner of record to the applicant to apply for the occupancy
20 permit for the stated use. The full names, addresses and telephone numbers of the owner, lessor and
21 applicant shall be stated. If the building is owned by a corporation, said notarized permission letter,
22 or other proof, shall be signed by an officer or registered agent of that corporation. If the applicant
23 for the occupancy permit is a corporation, an officer, registered agent, or other responsible person
24 of that corporation shall sign the application stating their position with said corporation.

25 **110.6 Posting of occupancy permit; responsibilities.** It shall be the duty or responsibility of the
26 operator of every business to display a copy of a legally issued occupancy permit pertaining to the
27 actual business in effect on the premises. It shall be the duty of the Saint Louis Police Department
28 to enforce the provisions of this section. When the code official is informed of or suspects any
29 violation of this code, it shall be the duty of the holder of an occupancy permit to allow the code
30 official to inspect the building, structure or premises, or any portion thereof. Violation of this section
31 shall result in revocation of said occupancy permit, and shall be subject to penalties as set forth in
32 Section Four.

33 **110.7 Occupancy permit application abandonment.** Occupancy permit applications shall be
34 abandoned sixty days after initial application if, in the opinion of the code official, the occupancy
35 permit has not been diligently pursued.

36 **Exception:** Those buildings acquired from Land Reutilization Authority, in which case said
37 occupancy permit applications shall be abandoned one hundred eighty days after initial

1 application was filed.

2 **110.8 Revocation.** The code official is authorized to, in writing, suspend or revoke an occupancy
3 permit or certificate of substantial completion issued under the provisions of this code whenever the
4 permit is issued in error, or on the basis of incorrect information supplied, or where it is determined
5 that the building or structure or portion thereof is in violation of any ordinance or regulation or any
6 of the provisions of this code.

7 **SECTION 111**
8 **SERVICE UTILITIES**

9 **111.1 Connection of service utilities.** No person shall make connections from a utility, source of
10 energy, fuel or power to any building or system that is regulated by this code for which a permit is
11 required, until approved by the code official.

12 **111.2 Temporary connection.** The code official shall have the authority to authorize the temporary
13 connection of the building or system to the utility source of energy, fuel or power.

14 **111.3 Authority to disconnect service utilities.** The code official shall have the authority to
15 authorize disconnection of utility service to the building, structure or system regulated by this code
16 and the codes referenced in case of emergency where necessary to eliminate an immediate hazard
17 to life or property. The code official shall notify the serving utility, and wherever possible the owner
18 and occupant of the building, structure or service system of the decision to disconnect prior to taking
19 such action. If not notified prior to disconnecting, the owner or occupant of the building, structure
20 or service system shall be notified in writing, as soon as practical thereafter.

21 **SECTION 112**
22 **BOARD OF BUILDING APPEALS**

23 **112.1 General.** Any person aggrieved by a decision of the code official may appeal said decision to
24 the Board of Building Appeals.

25 **112.2 Appeals to stay proceedings; exceptions.** Appeals shall stay all proceedings in furtherance
26 of the action appealed from, unless the code official or Fire Marshal whichever shall be the case,
27 certifies to the Board of Building Appeals, after the notice of appeal has been filed, that by reason
28 of the facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or
29 property. In addition, appeals shall not stay all proceedings when there is: unlawful occupancy; a
30 stop work order; or construction or demolition without a permit. In such case, proceedings shall not
31 be stayed other than by restraining order, which shall be permitted to be granted by the Board of

1 Building Appeals on application and on notice to the code official or Fire Marshal, or by a court of
2 competent jurisdiction.
3

4 SECTION 113 5 VIOLATIONS

6 **113.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to grade for, excavate
7 for, erect, construct, alter, extend, repair, move, remove, demolish, use or occupy any building,
8 structure or premises, or equipment regulated by this code, or cause same to be done, in conflict
9 with, or in violation of the provisions of this code or any decision or order of the Board of Building
10 Appeals.

11 **113.2 Notice of violation.** The code official is authorized to serve a notice of violation or order on
12 the owner, as shown in the records of the City of Saint Louis Assessor's Office, or person responsible
13 for the grading, excavating, erection, construction, alteration, extension, repair, moving, removal,
14 demolition, use or occupancy of a building, structure or premises in violation of the provisions of
15 this code, or in violation of a detail statement or construction documents approved thereunder, or in
16 violation of a permit or certificate issued under the provisions of this code. Such order shall direct
17 the discontinuance of the illegal action or condition and the abatement of the violation. Such notice
18 shall be permitted to be served by the United States mail. Posting of the premises shall also
19 constitute notice. It shall be a violation of this code for any person to remove any such notice,
20 lawfully posted pursuant to this code, unless otherwise ordered by the code official.

21 **113.2.1 Investigation of records.** Upon the receipt of a written request from the owner of the
22 property, or the real estate agent for the property, or the attorney, architect or engineer
23 representing the owner of the property, the permit section supervisor shall ask the various
24 building division sections for copies of any existing violation letters concerning the property.
25 If the request is not on the owner's letterhead, a notarized authorization from the owner must be
26 submitted.

27 The response letter written by the permit section supervisor shall list any known violations
28 and must contain the following statement: "This letter does not certify that there are no actual
29 existing violations of the ordinances for which the Division of Building and Inspection is
30 responsible. To determine if there are any violations of any ordinances, an application for an
31 occupancy permit must be filed in accordance with Section 110.5 of this code and the subsequent
32 inspections completed. This letter does certify there are no existing letters of violation on record
33 other than those attached herein. There will be a twenty-five dollar fee charged for this service.
34 Five working days will be allowed to respond to this request."

35 **113.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the code
36 official is authorized to request the legal counsel of the City of Saint Louis to institute the

appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building, structure or premises in violation of the provisions of this code or of the order or direction made pursuant thereto.

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section Four.

113.5 Abatement of violation. The imposition of penalties as set forth in Section Four shall not preclude the legal officer of the City of Saint Louis from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct business or use of a building or structure on or about any premises.

SECTION 114 STOP WORK ORDER

114.1 Authority. Whenever the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

114.2 Issuance. The work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

114.3 Unlawful continuance. Any person who shall continue any work in or about the building, structure or premises after having been served with a stop work order, except such work as they are directed to perform to remove a violation or unsafe condition, shall, upon conviction thereof, be subject to the penalties as set forth in Section Four. Each day that a violation continues shall constitute a separate and distinct offense.

SECTION 115 UNSAFE BUILDINGS AND EQUIPMENT

115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary

1 or deficient because of inadequate means of egress, facilities, inadequate light and ventilation, or
2 which constitutes a fire hazard, or are otherwise dangerous to human life or the public welfare, or
3 which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe
4 condition. Unsafe structures shall be taken down and removed or made safe, as the code official
5 deems necessary and as provided for in this section. A vacant structure that is not secured against
6 entry shall be deemed unsafe.

7 **115.2 Record.** The code official shall cause a report to be filed on an unsafe condition. The report
8 shall state the occupancy of the structure and the nature of the unsafe condition.

9 **115.3 Notice.** If an unsafe condition is found, the code official shall serve on the owner, agent or
10 person in control of the structure, a written notice that describes the condition deemed unsafe and
11 specifies the required repairs or improvements to be made to abate the unsafe condition, or that
12 requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the
13 person thus notified to declare immediately to the code official acceptance or rejection of the terms
14 of the order.

15 **115.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a)
16 delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at
17 the last known address with the return receipt requested; or (c) delivered in any other manner as
18 prescribed by local law. If the certified or registered letter is returned showing that the letter was not
19 delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by
20 such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the
21 person responsible for the structure shall constitute service of notice upon the owner.

22 **115.5 Restoration.** The structure or equipment determined to be unsafe by the code official is
23 permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are
24 made or a change of occupancy occurs during the restoration of the structure, such repairs,
25 alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2
26 and Chapter 12.

27 **SECTION 116**
28 **PROFESSIONAL ARCHITECTURAL AND**
29 **ENGINEERING SERVICES**

30 **116.1 Responsibilities.** The provisions of this section shall define the construction controls
31 required for buildings involving professional architectural or engineering services, and delineate the
32 responsibilities of such professional services during construction.

33 **116.1.1 Design.** All design for new construction, alteration, repair, expansion, addition or

1 modification work involving the practice of professional architecture or engineering, as defined
2 by the statutory requirements of the professional licensing laws of the State of Missouri, shall
3 be prepared by Missouri licensed design professionals, certified by the Missouri Board for
4 Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. All
5 construction documents required for a building permit application for such work shall be
6 prepared by or under the direct supervision of a Missouri licensed design professional and bear
7 their seal, signature and date in accordance with the State's statutes and regulations governing
8 the professional licensing and certification of architects, professional engineers and land
9 surveyors.

10 **116.1.2 Review.** The Missouri licensed design professional, whose seal is on the approved
11 construction documents, shall be responsible for review of shop drawings and samples, as
12 required by the approved construction documents, and approval for conformance to the design
13 concept and this code. This review process shall be permitted to be contracted by the owner to
14 another Missouri licensed design professional, should the original design professional not desire
15 to provide such services.

16 **116.1.3 Application of seal, signature and date.** All construction documents submitted with
17 an application for a building permit shall be prepared by a Missouri licensed design professional
18 as required by Chapter 327 of the Revised Statutes of the State of Missouri. All construction
19 documents shall bear an original embossed or wet ink seal, original ink signature and the date
20 the documents were sealed by the Missouri licensed design professional for each discipline on
21 the first sheet of each discipline within each set of construction documents, or on the cover sheet
22 of each set of construction documents.

23 In addition, all other sheets of the construction documents, other than project specifications
24 or calculations, shall bear the original embossed, wet ink, electronic or mechanically reproduced
25 seal, signature and date of the Missouri licensed design professional. Any addenda or
26 modifications submitted for changes to the construction documents shall also bear the original
27 embossed or wet ink seal, original ink signature and date the documents were sealed.

28 All project specifications, calculations, reports or other documents not considered to be
29 construction drawings shall bear an original wet ink or embossed seal, original ink signature and
30 the date the documents were signed by the Missouri licensed design professional for each
31 discipline on the title or index sheet.

32 **116.1.4 Reproduction of sealed documents.** Construction documents sealed by a Missouri
33 licensed design professional, shall not be reproduced for anyone, other than the owner, without
34 the expressed written permission of Missouri licensed design professional who sealed said
35 documents, or as ordered by a court of law.

36 **116.2 Special professional services.** When applications are filed for unusual designs or magnitude
37 of construction which require construction document review or inspection services beyond the

1 capacity of the code official's staff, or where code reference standards in Chapter 35 require special
2 architect or engineer inspections, the code official shall be permitted to require the owner to retain
3 a properly qualified Missouri licensed design professional to perform the services necessary for code
4 compliance in addition to that provided in Section 116.1.2. This project representative shall keep
5 daily records and submit reports as required by the code official. Upon completion of the work, the
6 Missouri licensed design professional shall file a final report indicating whether or not all required
7 inspections were performed and listing pertinent deviations from the building code requirements or
8 from the approved construction documents and the source of authority for such deviations.

9 **116.2.1 Building permit requirement.** The necessity for special professional services shall be
10 determined prior to issuance of the building permit, unless waived to a later date by the code
11 official. Refusal by the applicant to provide such services as required by the code official shall
12 result in the denial of the permit.

13 **116.2.2 Fees and costs.** All fees and costs related to the performance of special inspection
14 services shall be borne by the owner.

15 **116.2.3 Visits to site.** When so directed by the code official, or when required by the special
16 inspection provisions of this code, the Missouri licensed design professional shall make visits
17 to the site at intervals appropriate to the stage of the construction to observe the progress and the
18 quality of the work; to observe construction components requiring controlled materials or
19 construction, as specified in Chapter 35, Referenced Standards; and to determine if the work is
20 proceeding in accordance with the construction documents approved for the building permit. The
21 Missouri licensed design professional shall periodically submit reports to the code official
22 showing the results of such periodic visits.

23 **SECTION 117** 24 **WORKMANSHIP**

25 **117.1 General.** All work shall be conducted, installed and completed in a neat, workmanlike and
26 acceptable manner so as to secure the results intended by this code.

27 **SECTION 118** 28 **EMERGENCY MEASURES**

29 **118.1 Procedure.** When, in the opinion of the code official, a building, structure or premises poses
30 an immediate or imminent danger to the public health, safety or welfare, the code official shall order
31 the immediate evacuation and securing of said building, structure or premises, and shall be permitted
32 to order all utilities to be disconnected without sending a notice. Each principal entrance shall be

1 posted with a notice which reads as follows:

2 **DANGER**
3 **THIS PREMISES IS UNSAFE AND HAS BEEN**
4 **CONDEMNED**
5 **ALL PERSONS ARE WARNED TO**
6 **KEEP AWAY**

7 Any person who refuses to leave, interferes with the evacuation of other occupants, occupies or
8 continues any operation after the property has been posted pursuant to this section, except such
9 person(s) who is directed to perform work to remove a violation or unsafe condition, shall be deemed
10 in violation of this section, and it shall be the duty of the Police Department to immediately remove
11 such person(s) from said building, structure or premises, and prevent anyone, unless approved by the
12 code official, from re-entering the building, structure or premises until such time that the Police
13 Department shall have been notified that the same is in a safe condition. The code official assumes
14 no responsibility for persons entering upon said property, and said persons proceed at their own risk
15 and assume all liability.

16 **118.2 Temporary safeguards.** When, in the opinion of the code official, there is actual and
17 immediate danger of collapse or failure of a building or structure or any part thereof which would
18 endanger life, the code official shall be permitted to cause the necessary work to be done to render
19 such building or structure or part thereof temporarily safe, whether or not the legal procedure herein
20 described has been instituted.

21 **118.3 Closure.** When necessary for public safety, the code official shall temporarily close
22 sidewalks, streets, buildings, structures and places adjacent to such unsafe building, structure or
23 premises, and prohibit the same from being used.

24 **118.3.1 Catchment enclosures.** If, in the opinion of the code official, it is determined that there
25 exists an imminent structural hazard, catchment enclosures shall be erected protecting adjoining
26 property and the public right-of -way. The cost for such catchment enclosures shall be the
27 responsibility of the owner of record immediately adjacent to the catchment enclosure, and the
28 recovery of said costs will be as described in Section 119.5 of this code.

29 **118.4 Emergency repairs; remedies.** For the purpose of this section, the code official shall be
30 permitted to employ the necessary labor and materials to perform the required work as expeditiously
31 as possible. Further, when it is found that potable water is running inside a vacant building or
32 structure, and the owner or the owner's representative cannot be contacted, and where severe
33 structural or other damage can thus occur to adjacent properties, the Building Commissioner or the
34 Health Commissioner shall be permitted to order the Water Division to cease the problem flow by
35 whatever means the Water Division finds necessary. The Water Division shall comply with any
36 order issued pursuant to this section.

1 **118.5 Cost of emergency repairs or demolition.** Costs incurred in the performance of emergency
2 work shall be paid from the Treasury of the City of Saint Louis on certification of the code official.
3 The legal counsel of the City of Saint Louis shall institute appropriate action against the owner(s)
4 of the premises where the unsafe building or structure is or was located for the recovery of such costs
5 plus a ten percent administrative fee. If such cost is not collected, a lien shall be requested to be
6 placed upon the property by the Comptroller. The costs shall also be certified by the Collector of
7 Revenue or other official collecting real estate taxes who shall cause a special tax bill against the
8 property to be prepared and collected in the same manner and procedures as other real estate tax
9 bills. Said special tax bill shall be deemed a personal debt against the property owner(s) and shall
10 also be a lien on the property until paid.

11 **118.6 Emergency demolition or removal.** If, in the opinion of the code official, a building,
12 structure, tree or premises, in whole or in part, poses an immediate and imminent danger to the
13 public health, safety or welfare, by virtue of its condition or conditions in violation of this code, the
14 code official shall be permitted to cause the immediate removal of said building, structure or tree
15 without the notice set forth elsewhere in this code. Further, the code official shall have the authority
16 to award a sole source contract for demolition of said dangerous building, structure or tree.

17 **118.7 Demolition of party walls; responsibility.** When a building or structure on one side of a
18 party wall is demolished, the demolition contractor is required to mortar in the floor and/or roof joist
19 pockets, and is also responsible for installing missing portions of the party wall which were not
20 originally built. The demolition contractor shall remove any attachments to the building or structure
21 (plaster, mortar, steps, paneling, etc.). The adjacent wall shall have an approved roofing material
22 applied to create a coping for the wall. The demolition contractor shall also be responsible for
23 applying an exterior sprayed-on sand and tinted cement coating or tuckpointing; these are not the
24 responsibility of the owner of the remaining building who relies on structural support from the party
25 wall.

26 **SECTION 119** 27 **DEMOLITION**

28 **119.1 General.** The code official shall order the owner of any premises upon which is located any
29 structure, which in the code official's judgment is so old, dilapidated or has become so out of repair
30 as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such
31 that it is unreasonable to repair the structure, to demolish and remove such structure; or if such
32 structure is capable of being made safe by repairs, to repair and make safe and sanitary or to
33 demolish and remove at the owner's option; or where there has been a cessation of normal
34 construction of any structure for a period of more than two years, to demolish and remove such
35 structure. Conditions of the demolition shall be as set forth in Section 121 of the *International*
36 *Building Code*.

1 **119.2 Notices and orders.** All notices and orders shall comply with Section 113.

2 **119.3 Failure to comply.** If the owner of a premises fails to comply with a demolition order within
3 the time prescribed, the code official shall cause the structure to be demolished and removed, either
4 through an available public agency or by contract or arrangement with private persons, and the cost
5 of such demolition and removal shall be charged against the real estate upon which the structure is
6 located and shall be a lien upon such real estate.

7 **119.4 Salvage materials.** When any structure has been ordered demolished and removed, the
8 governing body or other designated officer under said contract or arrangement aforesaid shall have
9 the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds
10 of such sale, after deducting the expenses of such demolition and removal, shall be promptly
11 remitted with a report of such sale or transaction, including the items of expense and the amounts
12 deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does
13 not remain to be turned over, the report shall so state.

14 **CHAPTER 2**

15 **DEFINITIONS**

16 *Add or change the following definitions in Section 202 to read as follows:*

17 **ACCESSIBLE.** Describes a site, building, facility or portion thereof that complies with this code
18 and ICC A117.1, and that can be approached, entered and used by a person with a disability.

19 **ACCESSIBLE ROUTE.** A continuous unobstructed path connecting all accessible elements and
20 spaces in a building or facility which can be negotiated by a person with a severe disability, using
21 a wheelchair and which is also safe for and useable by people with other disabilities. Interior
22 accessible routes include corridors, floors, ramps, elevators, lifts and clear floor space at fixtures.
23 Exterior accessible routes include parking, access aisles, curb ramps, walks, ramps and lifts.

24 **ALTERATION.** Any construction or renovation to an existing building or structure other than
25 repair or addition. Alterations are classified as Level 1, Level 2 and Level 3.

26 **BUILDING.** Any structure occupied or intended for supporting or sheltering any occupancy. For
27 application of this code, each portion of a building which is completely separated from other portions
28 by fire walls complying with Section 707.0 of the *International Building Code*, shall be considered
29 as a separate building.

30 **CHANGE OF OCCUPANCY.** A change in the purpose or level of activity within a building or

1 structure that involves a change in application of the requirements of this code. Change of
2 occupancy requirements apply both to a change in which the occupancy, or use group classification
3 under Chapter 3 of the *International Building Code* remains the same and one in which it changes.

4 **CODE OFFICIAL.** The Building Commissioner of the City of Saint Louis, or a duly authorized
5 representative.

6 **DANGEROUS.** See definition for Unfit Structures.

7 **DWELLING UNIT OR SLEEPING UNIT, TYPE A.** A dwelling unit or sleeping unit designed
8 and constructed for accessibility in accordance with Section 1002 of the ICC/ANSI A117.1
9 *Accessible and Useable Buildings and Facilities*. A Type A, accessible dwelling unit has all
10 required knee and toe clearances, clear floor space requirements, door openings, turning radius,
11 approaches, accessible routes, grab bars and accessible hardware. All bathrooms in a Type A
12 (accessible) dwelling unit shall be designed as fully accessible. All kitchens in a Type A (accessible)
13 dwelling unit shall be designed as fully accessible.

14 **DWELLING UNIT OR SLEEPING UNIT, TYPE B.** A dwelling unit or sleeping unit designed
15 and constructed for accessibility in accordance with Section 1002 of the ICC/ANSI A117.1
16 *Accessible and Useable Buildings and Facilities* and is intended to be consistent with technical
17 requirements for fair housing required by Federal law. Dwelling units required to be Type B shall
18 be permitted to be designed and constructed as Type A units. A Type B dwelling unit has all
19 required knee and toe clearances, clear floor space requirements, door openings, turning radius,
20 approaches, accessible routes. Blocking for grab bars in the bathroom is installed Kitchen cabinets
21 can be installed under the sink. Grab bars and kitchen cabinets are removed for a person with a
22 disability buying or renting the unit. In Type B (adaptable) dwelling units with two (2) or more
23 bathrooms, only one (1) common use bathroom shall be designed as fully accessible.

24 **FACILITY.** All or any portion of a building, structure or area, including the site on which the
25 building, structure or area is located, wherein specific services are provided or activities are
26 performed.

27 **GROUP.** The classification of occupancy within a building or structure in accordance with the
28 *International Building Code*.

29 **HIGH RISE.** All buildings having occupied floors located more than 75 feet (22860 mm) above
30 the lowest level of fire department vehicle access. This term shall not apply to structures that are not
31 buildings.

32 **LICENSED DESIGN PROFESSIONAL.** An individual who is licensed to practice their
33 respective design profession as defined by Chapter 327 of the Revised Statutes of the State of

Missouri.

REPAIR. The restoration to good or sound condition any part of an existing building for the purpose of its maintenance. Repair work shall not include the cutting away of any wall, partition or portion thereof; the removal or cutting away of any structural beam or loadbearing support; or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, oil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

STRUCTURE. That which is built or constructed or a portion thereof.

STRUCTURE, EXISTING. A structure erected prior to the legal date of adoption of the appropriate code or one for which a legal building permit has been issued.

UNFIT BUILDINGS AND STRUCTURES. All buildings and structures having one or more of the following defects:

1. The building or structure is in a condition which endangers either the lives or safety of persons, whether occupants or otherwise, or other property;
2. The condition of the building or structure by reason of the making of an excavation on the lot on which it is located, or any adjoining lot, endangers either the lives or safety of persons, whether occupants or otherwise, or other property;
3. The building, structure or premises is a fire hazard for any reason, including without limitation: obsolescence, dilapidation, deterioration, damage, lack of sufficient fire-resisting qualities, poor sanitation, or faulty electrical wiring, gas connections or heating apparatus;
4. The building or structure lacks safe or adequate facilities for means of egress in case of fire or panic;
5. The building or structure has any one or more of the following conditions:
 - A. Improperly distributed loads upon the floors or roof;
 - B. Overloaded floors or roofs;
 - C. Insufficient strength to be reasonably safe for its actual or intended use;
6. Any portion of the building or structure has been so damaged by fire, earthquake, wind, flood, vandalism, malicious mischief, or any other cause, that the building or structure is no longer safe or suitable for its actual or intended use;
7. Any interior or exterior portion, member, appurtenance, ornamentation or any other component of the building or structure is likely to fall or collapse, or become detached or dislodged, and thereby injure persons or damage property;
8. Any portion of the building or structure has racked, warped, buckled or settled to such an extent that its walls or other structural portions have insufficient resistance to fire, earthquake, wind, flood or similar perils;
9. Part or all of the building or structure is in danger of collapsing for any reason;

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- 1 10. The building or structure has exterior walls or other vertical structural members which list, lean
2 or buckle;
- 3 11. The building, structure or premises, or any portion thereof is, for any reason, unsafe for its actual
4 or intended use;
- 5 12. The building or structure has been so damaged by fire, earthquake, wind, flood, vandalism,
6 malicious mischief, or any other cause, or has become so dilapidated, deteriorated or decayed as
7 to come within any one or more of the following categories:
8 A. The building or structure will attract and result in harm to children;
9 B. The building or structure is, or is likely to become, a harbor for vagrants, criminals or
10 immoral persons;
11 C. The building or structure enables persons to resort thereto for the purpose of committing
12 unlawful or immoral acts;
- 13 13. The building, structure or premises has been constructed, exists, or is being maintained in
14 violation of any provisions of this code, or of any law of the City of Saint Louis;
- 15 14. The building or structure does not have the strength, fire-resisting qualities or weather-resisting
16 qualities required by this code for newly constructed buildings of like area, height and
17 occupancy;
- 18 15. The building, structure, or premises is used or intended to be used for purposes that are likely to
19 injure the health, safety or welfare of persons who occupy or could occupy said building or
20 structure by reason of any one or more of the following conditions:
21 A. Inadequate maintenance, dilapidation, deterioration, decay or damage;
22 B. Faulty construction;
23 C. Inadequate light, ventilation or sanitation facilities;
24 D. The building, structure or premises is being used for any illegal purposes;
- 25 16. Any portion of the building or structure has been left remaining on a site after its demolition or
26 destruction;
- 27 17. The building or structure is vacant for a period in excess of six months, and because of its
28 condition, it is unsafe or unsanitary, or it endangers property or the health, morals, safety or
29 welfare of persons;
- 30 18. A building or structure is subject to demolition is the building or structure is vacant and has been
31 ordered secure or has been secured by order of the code official for a period in excess of twelve
32 months and has been condemned for occupancy or has been used in the commission of a crime
33 subsequent to being ordered secured or being secured.
- 34 18. The building or structure is only partly constructed and construction has stopped for a period in
35 excess of six months, and because of its condition, affects the health, safety and welfare of the
36 adjacent properties.

37 **WORKMANLIKE.** Executed in a skilled manner; e.g., generally plumb, level, square, in line,
38 undamaged and without marring adjacent work.

39 **WORKMANSHIP.** Work executed in a skilled manner by an individual to impart quality to

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1 anything in the process of being made, produced, constructed, altered, repaired, installed or
2 assembled.

3 *Change Chapter 3 to read as follows:*

4 **CHAPTER 3**

5 **CLASSIFICATION OF WORK**

6 **SECTION 301**

7 **GENERAL**

8 **301.1 Scope.** The work performed on an existing building shall be classified in accordance with this
9 chapter.

10 **301.2 Work area.** The work area, as defined in Chapter 2, shall be identified on the construction
11 documents.

12 **301.3 Compliance alternatives.** The provisions of Chapters 4 through 10 are not applicable where
13 the building complies with Chapter 12.

14 **301.4 Occupancy and use.** When determining the appropriate application of the referenced sections
15 of this code, the occupancy and use of a building shall be determined in accordance with the
16 *International Building Code*.

17 **SECTION 302**

18 **REPAIRS**

19 **302.1 Scope.** Repairs, as defined in Chapter 2, include the patching, restoration, or minor
20 replacement of materials, elements, component, equipment or fixtures for the purpose of maintaining
21 such materials, elements, components, equipment or fixtures in good or sound condition. It involves
22 restoration to a good and sound condition of materials, systems and/or components that are worn,
23 deteriorated or broken using materials or components identical to or closely similar to the existing.

24 Repair work shall not include:

- 25 1. The cutting away of any wall, partition, or portion thereof;
- 26 2. The permanent, partial or complete removal of any primary structural component;
- 27 3. The removal or rearrangement of any part of a required means of egress, or rearrangement
28 of parts of a structure affecting the egress requirements;
- 29 4. The addition to, alteration or relocation of any fire protection piping; water supply, sewer,
30 drainage, gas, oil, waste, vent, or similar piping; electrical wiring, other than wiring for a low
31 voltage communications system in an R-3 Use Group; Mechanical system components such

1 as ductwork; Elevator devices.
2 5. Newly introduced fixed loads shall not exceed the uniformly distributed live loads or
3 concentrated live loads and shall not cause deflection that exceeds standards.
4 6. Existing fire alarm, fire suppression and standpipe systems removal without replacement.
5 The work shall not cause any diminution of existing structural strength, system capacity or
6 mechanical ventilation below that which exists at the time of application for a permit.

7 **302.2 Application.** Repairs shall comply with the provisions of Chapter 4.

8 **SECTION 303**
9 **ALTERATION - LEVEL 1**
10 **(Renovation)**

11 **303.1 Scope.** Level 1 alterations include the removal and replacement, or the covering of existing
12 materials, elements, components, equipment or fixtures using new materials, elements, components,
13 equipment or fixtures that serve the same purpose and do not change the configuration of the space
14 or diminish the existing fire resistance rating or change the use or occupancy of the existing building.

15 This category is for work that is generally restorative in nature such as the replacement of trim,
16 doors, interior finish, or equipment, but involves the use of different materials. There is no
17 reconfiguration of space. It shall include the replacement of equipment or fixtures, but this shall not
18 increase loads on these systems unless these systems are upgraded to accommodate the increased
19 load.

20 It also means the change, strengthening, or addition of load-bearing elements, or the refinishing,
21 replacement, bracing, strengthening, upgrading, or extensive repair of existing materials, elements,
22 components, equipment or fixtures, or all of these.

23 Level 1 alterations cannot diminish existing structural strength, system capacity or mechanical
24 ventilation below that existing at time of application.

25 **303.2 Application.** Level 1 alterations shall comply with the provisions of Chapter 5.

26 **SECTION 304**
27 **ALTERATION - LEVEL 2**
28 **(Alteration/Modification)**

29 **304.1 Scope.** Level 2 alterations include the reconfiguration of space, the addition or elimination
30 of any door or window, the reconfiguration, change in ceiling height, or the reconfiguration or
31 extension of any system, or the installation of any additional equipment.

32 This level involves a change in the layout of interior spaces while other portions of the space
33 remain without arrangement. It involves the construction of walls or partitions, the installation of

any additional component, the installation of any additional equipment or fixtures, and any work which affects a primary structural component.

In Level 2 alterations, the work being done cannot make the building less conforming than it was before the work was undertaken.

304.2 Application. Level 2 alterations shall comply the provisions of Chapter 5 for Level 1 alterations as well as the provisions of Chapter 6.

SECTION 305 ALTERATION - LEVEL 3 (Reconstruction)

305.1 Scope. Level 3 alterations apply where the work area exceeds fifty percent of the aggregate area of the building.

This category involves extensive work to the interior of a building, floor, or tenant space. It can be looked as any project where the extent and nature of the work is such that a work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be re-occupied. A Level 3 alteration has a delineated work area. It involves an entire use, primary function space, or tenancy.

The reconfiguration of a space which affects an exit or element of egress access shared by more than a single occupant is a Level 3 alteration. Some life safety improvements are extended to an entire floor when the work area intended by the building owner exceeds 50 percent of the area of the floor, for example sprinklers. The requirements extend beyond the floor when the intended work involves over 50 percent of the floor area of the building.

Level 3 alterations do not include projects comprised only of floor finish replacement, painting or wall-papering, or the replacement of equipment or furnishings.

Asbestos hazard replacement and lead hazard abatement projects are not classified as Level 3 alterations although occupancy of the work area is not permitted.

305.2 Application. Level 3 alterations shall comply with the provisions of Chapter 5 and 6 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 7.

SECTION 306 CHANGE OF OCCUPANCY

306.1 Scope. Change of Occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2.

A Change of Occupancy means a change in the purpose or level of activity within a building that involves a change in the application of the requirements of the *International Building Code*. Change

1 of Occupancy requirements apply both to a change in which the occupancy, or use group
2 classification under Chapter 3 of the Building Code as amended remains the same and one in which
3 it changes.

4 The change in the use of a space in a building may not require that the entire building undergo
5 a change of use group, but it may mean that the change in the way the space is used may require one
6 of the technical requirements. For example, the City of Saint Louis Plumbing Code as amended may
7 require additional toilet fixtures, the City of Saint Louis Electrical Code as amended may require
8 ground fault circuit interrupters, or the City of Saint Louis Mechanical Code as amended may require
9 an upgrade of the Heating, Ventilation and Air Conditioning (HVAC).

10 **306.2 Application.** Changes of occupancy shall comply the provisions of Chapter 8.

11 **SECTION 307** 12 **ADDITIONS**

13 **307.1 Scope.** Provisions for additions shall apply where work is classified an addition as defined
14 in Chapter 2.

15 An addition means an increase in building area, aggregate floor area, height, or number of stories
16 in a building.

17 Additions are required to comply with all requirements for new construction. The work in the
18 existing building which is related to the addition, must comply with this code, where such work is
19 undertaken.

20 **307.2 Application.** Additions to existing buildings shall comply the provisions of Chapter 9.

21 **SECTION 308** 22 **HISTORIC BUILDINGS**

23 **308.1 Scope.** Historic buildings provisions shall apply to buildings classified as historic as defined
24 in Chapter 2.

25 A historic building means a building or structure that is: listed or eligible for listing in the
26 National Register of Historic Places; designated as a Historic Building under local law; or, certified
27 as a contributing resource within a National Register-listed or locally designated Historic District.

28 This code allows the use of replica materials, establishes provisions for historic buildings used
29 as historic museums, allows building elements that may meet relaxed code requirements in order to
30 preserve the historic value and integrity of a historic building.

31 **308.2 Application.** Except as specifically provided for in Chapter 10, historic buildings shall
32 comply with applicable provisions of this code for the type of work being performed.

1 **SECTION 309**
2 **RELOCATED BUILDINGS**

3 **309.1 Scope.** Relocated buildings provisions shall apply to relocated or moved buildings.

4 **309.2 Application.** Relocated buildings shall comply with the provisions of Chapter 11.

5 **CHAPTER 4**
6 **REPAIRS**

7 *Change Section 406.1 to read as follows:*

8 **406.1 General.** Repairs shall be done in a manner that maintains the level of accessibility provided.
9 No work shall be permitted which diminishes accessibility for people with disabilities.

10 *Change Section 408.1 to read as follows:*

11 **408.1 Electrical repairs.** Minor repairs or replacement of any existing electrical system are
12 permitted to be made in the same manner and arrangement as in the existing system, provided such
13 repairs or replacement are made in a safe manner and are approved. Minor repairs or replacement
14 for purposes of this code shall be defined as:

- 15 1. Replacement of a convenience outlet (replacement shall comply with the electric code as
16 amended);
- 17 2. Light switch with the same current carrying capacity as the existing switch (replacement shall
18 comply with the City of Saint Louis Electrical Code as amended.
- 19 3. Light socket and holder (replacement shall comply with the current electric code as
20 amended),
- 21 4. Light fixture (1 maximum) installed on the same outlet box and having the same current
22 rating (replacement shall comply with the City of Saint Louis Electrical Code as amended);
- 23 5. Within a dwelling unit, a fan, blower, pump or other fractional horsepower motor of the same
24 horsepower rating and having the same electrical characteristics and current rating as the
25 existing, limited to 120-240 volts (replacement shall comply with the electric code as
26 amended); or
- 27 6. The replacement of fuses or circuit breakers (except mains) where there is no evidence of
28 over-fusing or tampering per applicable requirements of the City of Saint Louis Electrical
29 Code as amended.

30 *Add Sections 408.2 thru 408.3 to read as follows:*

1 **408.2 Minimum standards for electrical equipment, wiring and appliances.** In all buildings and
2 premises the entire building or premise must meet the minimum electrical standards as set forth in
3 this section.

4 **408.2.1 Facilities required.** Every occupied building shall be provided with an electrical system
5 in compliance with the requirements of this section.

6 **408.2.2 Service.** Dwelling units shall be served by an electrical service having a rating of not
7 less than 60 amperes. When the electrical system requires modification to correct inadequate
8 service, the service shall be corrected to a minimum of 100-ampere, three wire electrical service.
9 If the dwelling contains an electric range, electric clothes dryer or electric air conditioning unit,
10 a minimum 100-ampere, three wire electrical service shall be provided.

11 **408.2.3 Electrical system hazards.** Where it is found that the electrical system in a structure
12 constitutes a hazard to the occupants or the structure by reason of inadequate service, improper
13 fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration
14 or damage, or for similar reasons, the code official shall require the defects to be corrected to
15 eliminate the hazard.

16 **408.2.4 Installation.** All electrical equipment, wiring and appliances shall be properly installed
17 and maintained in a safe and approved manner.

18 **408.2.5 Receptacles.** Every habitable space in a dwelling unit shall contain at least two separate
19 and remote receptacle outlets. Every laundry area shall contain at least one grounded type
20 receptacle. Every bathroom shall contain at least one receptacle that shall be Ground Fault
21 Circuit Interrupter protected. Every kitchen shall contain at least two 20-ampere grounded
22 appliance branch circuits.

23 **408.2.6 Lighting fixtures.** Every public hall, interior stairway, toilet room, kitchen, boiler room
24 and furnace room shall contain at least one electric lighting fixture. All habitable spaces shall
25 contain at least one switched lighting fixture or switched receptacle.

26 **408.2.7 Utility rooms and basements.** At least one lighting outlet and one receptacle shall be
27 provided in utility rooms and basements where these spaces are used for storage or contain
28 equipment requiring service.

29 **408.2.8 Clearance for equipment.** Clearance for electrical service equipment shall be provided
30 in accordance with the City of Saint Louis Electrical Code as amended.

31 **408.3 Abandoned electrical and/or communications systems.** All abandoned electrical and/or
32 communications systems shall be removed.

1 *Change Section 409 to read as follows:*

2 **SECTION 409**
3 **MECHANICAL**

4 **409.1 Mechanical repairs.** Minor repairs or replacement of any existing mechanical system are
5 permitted to be made in the same manner and arrangement as in the existing system, provided such
6 repairs or replacement are made in a safe manner and are approved.

7 **409.2 Minimum standards for mechanical equipment and appliances.** In all buildings and
8 premises the entire building or premise must meet the minimum mechanical standards as set forth
9 in this section.

10 **409.3 Minimum standards for mechanical equipment and appliances.** All mechanical
11 appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating
12 appliances shall be properly installed and maintained in a safe working condition, and shall be
13 capable of performing the intended function.

14 **409.4 Removal of combustion products.** All fuel-burning equipment and appliances shall be
15 connected to an approved chimney or vent.

16 **Exception:** Fuel-burning equipment and appliances which are labeled for unvented operation.

17 **409.5 Combustion air.** A supply of air for complete combustion of the fuel and for ventilation of
18 the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

19 **409.6 Clearances.** All required clearances to combustible materials shall be maintained.

20 **409.7 Safety controls.** All safety controls for fuel-burning equipment shall be maintained in
21 effective operation.

22 **409.8 Free-standing stoves.** All free-standing stoves with doors or drawers shall be equipped with
23 an anti-tip device.

24 **409.9 Water accumulation/damage.** Mechanical appliances, mechanical equipment and ductwork
25 shall show no signs of water accumulation or damage. When signs of water accumulation or damage
26 are evident, those areas are to be examined by a registered design professional and a detailed report
27 on recommended repairs and prevention methods is to be made to the code official. If the
28 recommended repairs are approved by the code official, the owner or the owner's agent shall have
29 the recommended repairs performed in a timely manner.

30 **409.10 Air filters.** All air handling units that condition air shall be equipped with air filters.

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1 **409.11 Thermostat.** All space heating and/or air conditioning units shall be controlled by a
2 thermostat.

3 **409.12 Commercial food heat-processing equipment.** All commercial food heat-processing
4 appliances, equipment, hoods, ducts and exhaust systems shall comply with this section.

5 **409.12.1 Hood system required.** Each existing commercial cooking appliance and domestic
6 cooking appliance utilized for commercial purposes that produce smoke or grease vapors shall
7 be protected with an approved Type I commercial kitchen exhaust hood and duct system.

8 **Exceptions:**

- 9 1. Cooking appliances located within a dwelling unit and not utilized for commercial
10 purposes;
11 2. Completely enclosed ovens;
12 3. Steam tables;
13 4. Auxiliary cooking equipment that does not produce grease-laden vapors, including
14 toasters, coffee makers and egg cookers; and
15 5. Portable equipment as defined in the City of Saint Louis Mechanical Code as amended.

16 **409.12.2 Hood system suppression.** Each commercial kitchen exhaust hood and duct system
17 required by Section 409.12.1 shall be protected with an approved automatic fire suppression
18 system installed in accordance with the City of Saint Louis Mechanical Code as amended. A
19 portable fire extinguisher shall be installed within 30 feet of the hood.

20 **409.12.3 Maintenance.** Commercial kitchen exhaust systems shall be cleaned to remove
21 deposits of residue and grease in the system at intervals specified in the cleaning schedule
22 required to be submitted in accordance with the City of Saint Louis Mechanical Code as
23 amended. Thorough cleaning of ducts, hoods and fans shall require scraping, brushing or other
24 positive cleaning methods.

25 **409.12.4 Cleaning schedule.** Where a cleaning schedule is not on file, the code official shall
26 require a schedule to be submitted, indicating the method of cleaning and the time intervals
27 between cleanings.

28 **409.12.5 Leaks.** Venting equipment for commercial food heat processing equipment shall not
29 leak.

30 **409.12.6 Capture test.** Venting equipment for commercial food heat processing equipment shall
31 pass a capture test.

32 **409.12.7 Exhaust.** Venting equipment for commercial food heat processing equipment shall not
33 exhaust in a dangerous manner or where a nuisance. (i.e., less than 2 feet above the roof surface,

1 within 10 feet of unprotected combustible materials, onto a walkway or driveway), or where the
2 exhaust may re-enter the building through an intake or opening within 10 feet.

3 *Change Section 410 to read as follows:*

4 **SECTION 410**
5 **PLUMBING**

6 **410.1 Plumbing repairs.** Minor repairs or replacement of any existing plumbing system are
7 permitted to be made in the same manner and arrangement as in the existing system, provided such
8 repairs or replacement are made in a safe manner and are approved. Lead water lines may not be
9 repaired.

10 **410.2 Minimum standards for plumbing equipment, piping and appliances.** In all buildings and
11 premises the entire building or premise must meet the minimum plumbing standards as set forth in
12 this section.

13 **410.3 Minimum required plumbing facilities.** The minimum number of plumbing facilities shall
14 be as described in this section.

15 **410.3.1 Dwelling units.** Every dwelling unit shall contain its own bathtub or shower, lavatory,
16 water closet and kitchen sink which shall be maintained in a sanitary, safe working condition.
17 The lavatory shall be placed in the same room as the water closet or located in close proximity
18 to the door leading directly into the room in which such water closet is located. A kitchen sink
19 shall not be used as a substitute for the required lavatory.

20 **410.3.2 Rooming houses.** At least one water closet, lavatory and bathtub or shower shall be
21 supplied for each four rooming units.

22 **410.3.3 Hotels.** Where private water closets, lavatories, and baths are not provided, one water
23 closet, one lavatory and one bathtub or shower having access from a public hallway shall be
24 provided for each five occupants, but not less than one for every four sleeping units.

25 **410.3.4 Employees' facilities.** A minimum of one water closet, one lavatory and one drinking
26 facility shall be available to employees.

27 **410.3.4.1 Drinking facilities.** Drinking facilities shall be a drinking fountain, water cooler,
28 bottled water cooler, or disposable cups next to a sink or water dispenser. Drinking facilities
29 shall not be located in toilet rooms or bathrooms.

30 **410.4 Minimum standards for toilet rooms.** The minimum standards for toilet rooms shall be as

described in this section.

410.4.1 Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

410.4.1.1 Partitions. Every nonresidential structure that requires or supplies a water closet shall provide within the toilet room, partitions, enclosures or compartments for privacy between water closets and shall comply with fixture clearance requirements of the City of Saint Louis Plumbing Code as amended for such installations.

410.4.2 Location. Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

410.4.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' regular working area. The required toilet facilities shall be located not more than one story above or below the employees' regular working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or public customer facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

410.5 Plumbing systems and fixtures. Minimum standards for plumbing systems and fixtures shall be as described in this section.

410.5.1 General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

410.5.2 Fixture clearance. Plumbing fixtures shall have adequate clearances for usage and cleaning.

410.5.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate water supply, leaking water supply service line, inadequate drainage, inadequate venting, cross connection, back-siphonage, improper installation, accumulation of sewage, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to

eliminate the hazard.

410.6 Water system. Minimum standards for the water system shall be as described in this section.

410.6.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the City of Saint Louis Plumbing Code as amended.

410.6.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures in commercial buildings and in residential buildings of over six families shall be located above the flood-level rim of the fixture. All water inlets for plumbing fixtures in residential buildings of six families or less shall be located above the overflow of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

410.6.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

410.6.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120°F (49°C). A fuel-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

410.7 Sanitary drainage system. Minimum standards for the sanitary drainage system shall be as described in this section.

410.7.1 General. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

410.7.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

410.8 Storm drainage. Minimum standards for storm drainage shall be as described in this section.

410.8.1 General. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that adversely affects adjacent property or creates a public nuisance.

410.8.2 Gutters and downspouts. All gutters and downspouts shall be maintained so as to function properly and shall be sewer connected where existing drain connections are provided. Primary structures and room additions with a roof area less than five hundred fifty square feet and all accessory structures including residential garages shall not be sewer connected provided the surface drainage water does not adversely effect the adjacent property or create a nuisance. Surface drainage water shall be diverted to a public right-of-way, storm sewer conveyance or other point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls.

410.9 Materials. The following plumbing materials and supplies shall not be used:

1. All purpose solvent cement, excluding transition glues;
2. Flexible traps and tailpieces;
3. Sheet and tubular copper and brass trap and tailpiece fittings less than B&S 17 gauge (0.045 inch); and
4. Solder having more than 0.2% lead in the repair of potable water systems.
5. Water closets having a concealed trap seal or an unventilated space or having walls that are not thoroughly washed at each discharge in accordance with ASTM 112.19.2.
6. The following types of joints shall be prohibited:
 - 6.1 Cement or concrete joints.
 - 6.2 Mastic or hot-pour bituminous joints.
 - 6.3 Joints made with fittings not approved for the specific installation.
 - 6.4 Joints between different diameter pipes made with elasto-meric rolling "O"-rings.
 - 6.5 Solvent-cement joints between different types of plastic pipe.
 - 6.6 Saddle-type fittings unless they receive prior approval from the Plumbing Section.

410.10 Lead water service lines. Lead water service lines shall not be repaired.

CHAPTER 5

ALTERATIONS - LEVEL 1

(Renovations)

Change Section 503.3 to read as follows:

503.3 Materials and methods: All new work shall comply with materials and methods requirements in the City of Saint Louis Building, Mechanical, Plumbing and Electrical Codes as amended as

applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component or system in the building.

Change Section 504.1 to read as follows:

504.1 Smoke detectors in Group R and I-1 occupancies. In buildings of Use Groups R and I-1, newly installed smoke detectors shall be of an approved type only.

Add Sections 505.2 and 505.3 to read as follows:

505.2 Alternate to Second Stair. An existing building shall be allowed to have a single stair provided it complies with all of the following conditions:

1. The entire building shall be fully sprinklered, all rooms and spaces with no exceptions
2. Floor area shall be 10,000 square feet (950 m²) or less per floor.
3. The window sill height on the top floor shall be 100 feet (30.4 m) or less from the lowest level of Fire Department vehicle access.
4. Standby power, light and emergency systems are required in all buildings having occupied floors located more than seventy-five feet (22.8 m) above the lowest level of Fire Department vehicle access.
5. Public corridors shall have a two hour fire rated construction in a straight line with no turns.
6. The entire building shall have a complete fire alarm system.
7. Groups above the fifth floor shall be limited to B, M, R, S-1 and S-2. H Group occupancies shall not be allowed in the building.
8. Atriums and communicating stairs are not allowed in the building.
9. Stair enclosure shall be a minimum two hour fire rated construction, pressurized with a standpipe and hose connections at each floor. Stair shall be constructed of steel, steel pan, concrete or other non-combustible construction.
10. All public corridors shall have emergency and exit lighting.
11. Stair shall discharge directly to the exterior or be connected to an exterior exit by a two hour fire rated exit access corridor enclosure.
12. The basement if used for any purpose other than mechanical equipment or storage, must have two means of egress.

505.3 Dual exits over two stories. All habitable buildings over two stories in height containing one or more dwelling units above the second floor shall provide two separate exits from each floor above the second floor, accessible to each dwelling unit on said floor. All required exit facilities shall lead to a public thoroughfare either directly or through a court or yard, and passage to such exits shall not lead through any other dwelling unit. Dual means of exit shall consist of two interior stairs discharging directly or through a rated exit enclosure to the outside, or one interior and one exterior stair or existing fire escape accessible to all dwelling units on each floor above the second floor and

1 discharging directly or through a court or yard to a public thoroughfare.

2 **Exceptions:**

- 3 1. Buildings permitted to have only one means of egress under the building code as amended.
- 4 2. Single Family Dwelling Units of Use Group R-3, two and one-half or three stories in height,
- 5 of Type 3 (exterior masonry) construction, shall be exempt from the requirements for two
- 6 exits.
- 7 3. A single exit shall be permitted from townhouse dwelling units located on the second and
- 8 third floors, in buildings of Type 3 (exterior masonry) construction, provided that the exit is
- 9 from the second floor, with a minimum of forty percent of the habitable space located on the
- 10 second floor, and all of the following requirements are met:
- 11 a. Horizontal and vertical fire separation assemblies based on the Use Group classification
- 12 between the first and second floor as determined under the current building code as
- 13 amended. A horizontal fire separation is not required between a first floor commercial
- 14 space and dwelling units above provided that an AC powered battery back-up
- 15 interconnected smoke detection system is installed in the commercial space and basement
- 16 with remote alarms in all dwelling units above or in the common stair and hall if audible
- 17 within all dwelling units.
- 18 b. The building is limited to a maximum of six dwelling units and three stories in height.
- 19 c. An AC powered battery back-up interconnected smoke detection system is installed for
- 20 each dwelling unit throughout the building including the basement. The location of the
- 21 smoke detectors shall be sufficient to detect smoke in any habitable room or basement.

22 *Change Section 506.1 to read as follows:*

23 **506.1 Accessibility.** A building, facility or element that is altered shall comply with the applicable

24 provisions in Chapter 11 of the *International Building Code*, Sections 506.1.1 thru 506.1.5 within

25 this code and ICC/ANSI A117.1, unless technically infeasible. Where compliance with this section

26 is technically infeasible, the alteration shall provide access to the maximum extent technically

27 feasible.

28 No renovation work shall be undertaken that diminishes accessibility for people with disabilities.

29 Where toilet partitions are moved or installed, but existing fixtures are not being moved, an

30 accessible stall complying with CABO/ANSI A117.1-1998 shall be created provided that this can

31 be accomplished without moving fixtures. Replacement of doors, bathroom fixtures or hardware

32 in non-residential shall be accessible. Vertical platform lifts can be used to achieve vertical

33 accessibility.

34 **Exceptions:**

- 35 1. The altered element or space is not required to be on an accessible route, unless required by
- 36 Section 506.2.
- 37 2. Accessible means of egress required by Chapter 10 of the *International Building Code* are
- 38 not required to be provided in existing buildings and facilities.
- 39 3. Type B dwelling units required by Section 1107.4 of the *International Building Code* are not

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required to be provided in existing buildings and facilities.

Add Sections 506.3 thru 506.6 to read as follows:

506.3 Encroachment of doors into wheelchair turning spaces. Encroachment of doors and/or door swing into the required circular or T-shaped wheelchair turning space shall be prohibited.

506.4 Resolving issues of accessible design solutions. Unresolved design issues related to accessibility shall be resolved by the Commissioner on the Disabled. A letter of agreement shall be drafted by the Commissioner on the Disabled to the design professional outlining the accessibility requirements. The building permit shall be issued contingent upon compliance with the letter of agreement.

506.5 Waiver requirements. In order to request a waiver from the requirements of Chapter 11: Accessibility, of the *International Building Code*, a property owner or design professional shall submit a written request to the Commissioner on the Disabled, outlining the specific reasons for their request. The Commissioner on the Disabled shall consult with the Building Inspector, Plan Review Section or other Building Division staff about the property. A recommendation shall be made by the Commissioner on the Disabled to the Building Commissioner. The Commissioner on the Disabled and Building Commissioner shall agree to grant or deny the request for a waiver. The property owner or design professional is informed in writing of the decision by the Commissioner on the Disabled. This decision is not subject to appeal by the Board of Building Appeals. Permits for the renovated or altered building shall only be issued contingent upon compliance with the letter of agreement.

506.6 Waiver criteria. A waiver of accessibility requirements may be granted if any or all of the following conditions exist:

1. It is technically infeasible to achieve accessibility. This term means that there is little likelihood that an alteration can be accomplished because the existing structural conditions require the removal of or alteration of a load-bearing member that is essential to the structural frame, or because of existing site constraints of physical constraints that prohibit achieving accessibility. This is determined by the Commissioner on the Disabled.
2. The type of business or work being performed at a property, i.e., physically demanding or requiring a high level of strength and physical mobility, cannot be reasonably performed by a person with a mobility impairment. This is determined by the Commissioner on the Disabled.
3. In an existing multi-floor building with two or more floors, where the functions on the second or other floors above grade are identical to all the functions on the first floor, vertical accessibility can be waived if the first floor is totally accessible. This is determined by the Commissioner on the Disabled.
4. In cases where the previous use group is unknown or un-documented and the new use group is similar to the previous group, a property owner or design professional shall submit a written

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request for a waiver of the accessibility requirements to the Commissioner on the Disabled, outlining the specific reasons for the request.

Add Sections 508 to 510 to read as follows:

SECTION 508 ELECTRICAL

508.1 Electrical materials and methods. Alterations of any kind shall not diminish the building's existing structural strength, the integrity of existing electrical systems below that which legally exists at the time of the permit application or that which is required by the City of Saint Louis Electrical Code as amended, whichever is less.

New electrical wiring and new electrical equipment shall meet the requirements of the City of Saint Louis Electrical Code as amended.

The replacement or addition of fixtures, equipment or appliances shall not increase loads on the electrical service unless the service is upgraded in accordance with the City of Saint Louis Electrical Code as amended to accommodate the increased load.

SECTION 509 MECHANICAL

509.1 Mechanical materials and methods. Alterations of any kind shall not diminish the building's existing structural strength, system capacity or mechanical ventilation below that which legally exists at the time of permit application or that which is required by the City of Saint Louis Mechanical Code as amended, whichever is less, except as otherwise required by this section.

509.1.1 General regulations. The General Regulations requirements of the City of Saint Louis Mechanical Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: The electrical requirements of Sections 306.3.1, 306.4.1 and 306.5.3 of the City of Saint Louis Mechanical Code shall only be applied to new or replacement equipment.

509.1.2 Ventilation. The Ventilation requirements of the City of Saint Louis Mechanical Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind. Mechanical ventilation shall be required of all bathrooms, smoking lounges, toilet rooms, locker rooms, dressing rooms and garages as required by the current City of Saint Louis Mechanical Code as amended for all areas undergoing alterations of any kind.

Exceptions:

1. Existing mechanical equipment shall not be required to provide more ventilation than that which legally exists at the time of permit application, or

2. Bathrooms and toilet rooms in private dwellings that have natural ventilation.

509.1.3 Duct systems. The Duct Systems requirements of the City of Saint Louis Mechanical Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: Section 602 of the City of Saint Louis Mechanical Code shall apply only to newly-constructed plenums. Modifications to existing legally installed plenums, such as installation of new building, electrical or plumbing materials inside the plenum, increasing air flow rate within the plenum, etc. shall not require the plenum to comply with the construction requirements for new plenums. However, newly-installed materials within the plenum shall be consistent with the material requirements of Section 602.

509.1.4 Fuel oil piping and storage. The Fuel Oil Piping and Storage requirements of the City of Saint Louis Mechanical Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: Section 1305.1 of the City of Saint Louis Mechanical Code shall only apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by the existing City of Saint Louis Mechanical Code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet the existing City of Saint Louis Mechanical Code minimums.

509.2 Fuel gas materials and methods. Alterations of any kind shall not diminish the buildings existing structural strength, system capacity or mechanical ventilation below that which legally exists at the time of permit application or that which is required by the City of Saint Louis Fuel Gas Code, whichever is less, except as otherwise required by this section.

509.2.1 General regulations. The General Regulations requirements of the City of Saint Louis Fuel Gas Code shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: The electrical requirements of Sections 306.3.1, 306.4.1 and 306.5.2 of the City of Saint Louis Fuel Gas Code shall only be applied to new or replacement equipment.

509.2.2 Gas piping installations. The Gas Piping Installations requirements of the City of Saint Louis Fuel Gas Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: Sections 401.8 and 402.3 shall only apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by the City of Saint Louis Fuel Gas Code. Existing systems lawfully in existence that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet the City of Saint

1 Louis Fuel Gas Code minimums.

2 **509.3 New mechanical appliances and new mechanical equipment.** New mechanical appliances
3 and new mechanical equipment shall meet the requirements of the City of Saint Louis Mechanical
4 Code and/or City of Saint Louis Fuel Gas Code.

5 The replacement or addition of fixtures, equipment or appliances shall not increase loads on these
6 systems unless the system is upgraded in accordance with the City of Saint Louis Mechanical Code
7 and/or City of Saint Louis Fuel Gas Code as amended to accommodate the increased load.

8 **SECTION 510** 9 **PLUMBING**

10 **510.1 Plumbing materials and methods.** Alterations of any kind shall not diminish the building's
11 existing structural strength, system capacity or mechanical ventilation below that which legally exists
12 at the time of permit application or that which is required by the City of Saint Louis Plumbing Code
13 as amended, whichever is less, except as otherwise required by this section.

14 **510.1.1 Water supply and distribution.** The Water Supply and Distribution requirements of
15 the City of Saint Louis Plumbing Code as amended shall be followed for all new piping and
16 fixtures in the area undergoing alterations of any kind.

17 **Exception:** Sections 10.13 10.14.1, 10.14.2 and 10.14.3 of the City of Saint Louis Plumbing
18 Code as amended shall only apply when the work being performed increases the load on the
19 system such that the existing pipe does not meet the size required by the City of Saint Louis
20 Plumbing Code as amended. Existing systems lawfully in existence that are modified shall
21 not require resizing as long as the load on the system is not increased and the system length
22 is not increased even if the altered system does not meet the City of Saint Louis Plumbing
23 Code as amended minimums.

24 **510.1.2 Sanitary drainage systems.** The Sanitary Drainage Systems requirements of the City
25 of Saint Louis Plumbing Code as amended shall be followed for all new piping and fixtures in
26 the area undergoing alterations of any kind.

27 **Exception:** Sections 11.2.3, 11.3.1, 11.4.1, 11.5.1, 11.5.2, 11.5.3, 11.5.4 11.6.1, 11.6.3 and
28 11.6.5 of the City of Saint Louis Plumbing Code as amended shall only apply when the work
29 being performed increases the load on the system such that the existing pipe does not meet
30 the size required by the City of Saint Louis Plumbing Code as amended. Existing systems
31 lawfully in existence that are modified shall not require resizing as long as the load on the
32 system is not increased and the system length is not increased even if the altered system does
33 not meet the City of Saint Louis Plumbing Code as amended minimums.

34 **510.2 New plumbing piping and fixtures.** New plumbing piping and fixtures shall meet the

requirements of the City of Saint Louis Plumbing Code as amended.

The replacement or addition of fixtures, equipment or appliances shall not increase loads on these systems unless the system is upgraded in accordance with the City of Saint Louis Plumbing Code as amended to accommodate the increased load.

CHAPTER 6 ALTERATIONS - LEVEL 2 (Alteration/Modification)

Add Section 603.4.2 to read as follows:

603.4.2 Concealed space requirements. In types 1 and 2 construction, plastic piping shall not be permitted in concealed spaces and above dropped ceilings.

Change Section 606.1 to read as follows:

606.1 General. A building, facility or element that is altered shall comply with Section 506. An accessible entrance shall be provided when entrance steps are being replaced in buildings required to be accessible. Vertical platform lifts can be used to achieve vertical accessibility. In an existing multi-floor building with two or more floors above grade, where the functions on the second or other floors above grade are identical to all the functions on the first floor and is the same tenant, vertical accessibility can be waived by the Commissioner on the Disabled if the first floor is totally accessible.

In Level 2 alterations, change of use or occupancy, accessible dwelling units in occupancies in Use Group R-2 containing more than twenty dwelling units, at least two percent but not less than one of the dwelling units shall be Type A dwelling units.

Exception: Use Group R-2 apartment buildings without a change of use or occupancy.

Change Section 608.1 thru 608.3 to read as follows:

608.1 New installations. All newly-installed electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of Chapter 5.

Exception: Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of the City of Saint Louis Electrical Code as amended.

Change Section 608.3.4 to read as follows:

608.3.4 Ground fault circuit interruption. Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by the City of Saint Louis Electrical Code as

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1 amended.

2 *Add Section 609.4 to read as follows:*

3 **609.4 Reconfigured or converted spaces.** All reconfigured spaces intended for occupancy and all
4 spaces converted to habitable or occupiable space in any work area shall be provided with either
5 natural or mechanical ventilation in accordance with the City of Saint Louis Mechanical Code.

6 *Change Section 610.1 to read as follows:*

7 **610.1 Minimum fixtures.** Where the occupant load of the story is increased by more than 20
8 percent, plumbing fixtures for the story shall be provided in quantities specified in the City of Saint
9 Louis Plumbing Code as amended listed in Chapter 14 based on the increased occupant load.

10 **CHAPTER 7**
11 **ALTERATIONS - LEVEL 3**
12 **(Reconstruction)**

13 *Change Section 702.1.2 to read as follows:*

14 **702.1.2 Elevators.** Existing elevators with a travel distance of 25 feet (7620 mm) or more
15 above or below the main floor or other level of a building and intended to serve the needs of
16 emergency personnel for fire-fighting or rescue purposes shall be provided with emergency
17 operation in accordance with ASME A17.3. New elevators shall be provided with Phase I
18 emergency recall operation and Phase II emergency in-car operation in accordance with ASME
19 A17.1.

20 *Change Sections 704.1.1 thru 704.2.1 to read as follows:*

21 **704.1.1 High rise buildings.** In high rise buildings, work areas shall be provided with automatic
22 sprinkler protection. Where the work area exceeds 50 percent of floor area, sprinklers shall be
23 provided in specified common areas.

24 **704.1.2 Rubbish and linen chutes.** Rubbish and linen chutes located in the work area shall be
25 provided with sprinklered protection where protection of the rubbish and linen chute would be
26 required under the provisions of the *International Building Code* for new construction.

27 *Change Section 706.1 to read as follows:*

28 **706.1 General.** A building, facility or element that is altered shall comply with Sections 506 and

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606.

Add Sections 708 thru 710 to read as follows:

**SECTION 708
ELECTRICAL**

708.1 Electrical service, switchgear, fire pump, and emergency system. In buildings undergoing Level 3 Alterations, the electrical service, switchgear, fire pump, and emergency systems shall be inspected by the code official. If the electrical service, switchgear, fire pump or emergency system are found to be in any way defective, they shall be replaced in accordance with the City of Saint Louis Electrical Code as amended.

**SECTION 709
MECHANICAL**

709.1 Mechanical rooms, refrigeration machinery rooms and equipment rooms. In buildings undergoing Level 3 Alterations, all of the mechanical rooms, refrigeration machinery rooms and equipment rooms shall be inspected by the code official. If any mechanical room, refrigeration machinery room or equipment room is found to be in any way defective, it shall be brought into compliance with the City of Saint Louis Mechanical Code as amended.

**SECTION 710
PLUMBING**

710.1 Water service and sewer service. In buildings undergoing Level 3 Alterations, the existing water service and the existing sewer service shall be inspected by the code official. If any water service or sewer service is found to be in any way defective, it shall be brought into compliance with the City of Saint Louis Plumbing Code as amended.

**CHAPTER 8
CHANGE OF OCCUPANCY**

Add Section 807.1.1 to read as follows:

807.1.1 Change of occupancy. Any existing structure heretofore approved, in which there is not a change of occupancy to an occupancy requiring greater floor live loads, is permitted to be continued in use for the originally approved live loads, provided that the structure is structurally

safe and adequate for the proposed occupancy, and the public safety is not endangered thereby. If the approved live load is less than required by Section 1606 of the *International Building Code*, the areas designed for the reduced live load shall be posted with the approved load. Placards shall be of an approved design.

In every building or other structure or part thereof of Use Groups A, B, E, F, M, S where there is a change of use or function and in the code official's opinion the live load may exceed the existing allowable floor live load, there shall be a placard posted indicating the maximum allowed floor live load. Structural calculations establishing the maximum allowed floor live load shall be prepared by a Missouri licensed professional engineer. All structural calculations shall bear an original embossed or wet ink seal, original ink signature and the date the structural calculations were sealed by the Missouri licensed professional engineer on the first sheet or on the cover sheet of the structural calculations.

The maximum allowed floor live load shall be marked on placards of an approved design which shall be supplied and securely affixed by the owner of the building, or the owner's authorized agent, in a conspicuous place in each space to which they relate. Any placards lost, removed or defaced shall be replaced by the owner or the owner's agent.

Change Sections 808.1 thru 808.4 to read as follows:

808.1 Special occupancies. Where the occupancy of an existing building or part of an existing building is changed to one of the following special occupancies, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with all applicable requirements of the City of Saint Louis Electrical Code as amended regardless of whether a change of occupancy use group is involved:

1. hazardous locations
2. commercial garages, repair and storage
3. aircraft hangars
4. gasoline dispensing and service stations
5. bulk storage plants
6. spray application, dipping and coating processes
7. health care facilities
8. places of assembly
9. theaters, audience areas of motion picture and television studios and similar locations
10. motion picture and television studios and similar locations
11. motion picture projectors
12. agricultural buildings

808.2 Unsafe conditions. Where the occupancy of an existing building or part of an existing building is changed all unsafe conditions shall be corrected, without requiring that all parts of the electrical system be brought up to the City of Saint Louis Electrical Code as amended.

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1 **808.3 Service upgrade.** Where the occupancy of an existing building or part of an existing building
2 is changed electrical service shall be upgraded to meet the requirements of the City of Saint Louis
3 Electrical Code as amended for the new occupancy.

4 **808.4 Change in use.** Whenever a change in use group occurs, the building or part of a building in
5 which the change occurs shall be retrofitted to comply with the requirements of the City of Saint
6 Louis Electrical Code as amended.

7 *Change Section 809 to read as follows:*

8 **SECTION 809**
9 **MECHANICAL**

10 **809.1 Special occupancies.** Where the occupancy of an existing building or part of an existing
11 building is changed, the mechanical systems and equipment of the building or portion thereof that
12 contains the proposed occupancy shall comply with the applicable requirements of the City of Saint
13 Louis Mechanical Code regardless of whether a change of occupancy group is involved:

- 14 1. Hazardous locations
- 15 2. Commercial garages, repair and storage
- 16 3. Aircraft hangars
- 17 4. Gasoline dispensing and service stations
- 18 5. Bulk storage plants
- 19 6. Spray application, dipping and coating processes
- 20 7. Health care facilities
- 21 8. Places of assembly
- 22 9. Theaters, audience areas of motion picture and television studios and similar locations
- 23 10. Motion picture and television studios and similar locations
- 24 11. Motion picture projectors
- 25 12. Agricultural buildings

26 **809.2 Unsafe conditions.** Where the occupancy of an existing building or part of an existing
27 building is changed, all unsafe conditions shall be corrected, without requiring that all parts of the
28 electrical system be brought up to the requirements of the City of Saint Louis Mechanical Code.

29 **809.3 Change in use.** Whenever a change in use group occurs, the building or part of a building in
30 which the change occurs shall be retrofitted to comply with the requirements of the City of Saint
31 Louis Mechanical Code.

32 *Change Section 810 to read as follows:*

33 **SECTION 810**

1 **PLUMBING**

2 **810.1 Unsafe conditions.** Where the occupancy of an existing building or part of an existing
3 building is changed, all unsafe conditions shall be corrected, without requiring that all parts of the
4 plumbing systems be brought up to the requirements of the City of Saint Louis Plumbing Code as
5 amended.

6 **810.2 Change in use.** Whenever a change in use group occurs, the building or part of a building in
7 which the change occurs shall be retrofitted to comply with the requirements of the City of Saint
8 Louis Plumbing Code as amended.

9 *Change Section 812.5 to read as follows:*

10 **812.5 Accessibility.** Existing buildings or portions thereof that undergo a change of occupancy
11 classification shall have all of the following accessible features:

- 12 1. At least one accessible building entrance.
- 13 2. At least one accessible route from an accessible building entrance to primary function areas.
- 14 3. Signage complying with the *International Building Code*.
- 15 4. Accessible parking, where parking is being provided.
- 16 5. At least one accessible passenger loading zone, where loading zones are provided.
- 17 6. At least one accessible route connecting accessible parking and accessible passenger loading
18 zones to an accessible entrance.
- 19 7. Accessible toilets shall be provided. Where full compliance is not possible, a single fixture
20 unisex, accessible bathroom shall be permitted.

21 Where it is technically infeasible to comply with the new construction standards for any of these
22 requirements for a change of use group or occupancy, the above items shall conform to the
23 requirements to the maximum extent technically feasible. Change of use group or occupancy that
24 incorporate any alterations or additions shall comply with this Section and Sections 506.1 and 506.2
25 as applicable.

26 **Exceptions:**

- 27 1. Type B dwelling units required by Section 1107.5.4 of the *International Building Code* are
28 not required to be provided in existing buildings and facilities.
- 29 2. Waivers as provided for in Section 506.5 and 506.6

30 **CHAPTER 9**
31 **ADDITIONS**

32 *Change Section 906.1 to read as follows:*

1 **906.1 Minimum requirements.** Additions to existing buildings or structures may be made to such
2 buildings or structures without making the entire building or structure comply with the requirements
3 of the *International Building Code*. The addition shall conform to the requirements of the
4 *International Building Code* as they relate to new construction only.

5 *Add Sections 907 thru 909 to read as follows:*

6 **SECTION 907**
7 **ELECTRICAL**

8 **907.1 Minimum requirements.** Additions to existing buildings or structures may be made to such
9 buildings or structures without requiring that the entire building or structure comply with the
10 requirements of the City of Saint Louis Electrical Code as amended. The addition shall conform
11 to the requirements of the City of Saint Louis Electrical Code as amended. The addition of fixtures,
12 equipment or appliances shall not increase loads on the electrical service unless the service is
13 upgraded in accordance with the City of Saint Louis Electrical Code as amended to accommodate
14 the increased load.

15 **SECTION 908**
16 **MECHANICAL**

17 **908.1 Minimum requirements.** Additions to existing buildings or structures may be made to such
18 buildings or structures without requiring that the entire building or structure comply with the
19 requirements of the City of Saint Louis Mechanical Code as amended. The addition shall conform
20 to the requirements of the City of Saint Louis Mechanical Code as amended. The addition of
21 fixtures, equipment or appliances shall not increase loads on any mechanical system unless the
22 system is upgraded in accordance with the City of Saint Louis Mechanical Code as amended to
23 accommodate the increased load.

24 **SECTION 909**
25 **PLUMBING**

26 **909.1 Minimum requirements.** Additions to existing buildings or structures may be made to such
27 buildings or structures without requiring that the entire building or structure comply with the
28 requirements of the City of Saint Louis Plumbing Code as amended. The addition shall conform
29 to the requirements of the City of Saint Louis Plumbing Code as amended. The addition of fixtures,
30 equipment or appliances shall not increase loads on any plumbing system unless the system is
31 upgraded in accordance with the City of Saint Louis Plumbing Code as amended to accommodate
32 the increased load.

1 **CHAPTER 10**
2 **HISTORIC BUILDINGS**

3 *Change Section 1005.15 to read as follows:*

4 **1005.15 Accessibility requirements.** The provisions of Section 812.5 shall apply to buildings and
5 facilities designated as historic structures that undergo a change of occupancy, unless technically
6 infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet
7 facilities would threaten or destroy the historic significance of the building or facility, as determined
8 by the authority having jurisdiction, the alternative requirements of Sections 1005.1.1 through
9 1005.1.5 for that element shall be permitted.

10 **Exception:** Waivers as provided for in Section 506.5 and 506.6

11 **CHAPTER 11**
12 **RELOCATED OR MOVED BUILDINGS**

13 **CHAPTER 12**
14 **COMPLIANCE ALTERNATIVES**

15 **1201.2 Applicability.** Structures existing prior to the date of adoption of this code, in which there
16 is work involving additions, alterations or changes of occupancy shall be made to conform to the
17 requirements of this chapter or the provisions of Chapters 4 through 10. The provisions of Sections
18 1201.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are
19 proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with
20 occupancies in Group H or I.

21 *Add Section 1202 to read as follows:*

22 **SECTION 1202**
23 **CULTURAL RESOURCES**

24 **1202.1 Preservation Board permit requirements:** When the ordinances of the Cultural Resources
25 Office of the Planning and Urban Design Agency (CRO) require a permit for items for which this
26 code does not require a permit, applications shall be permitted to be taken by the Building Division
27 and processed solely to the Cultural Resources Office. Both the Building Commissioner and the

1 Cultural Resources Office Director are authorized to place stop work orders. Any appeals or court
2 actions resulting from such citations, applications or permits shall have technical and aesthetic
3 testimony from the Preservation Board and the staff of the Cultural Resources Office.

4 **1202.2 Cultural Resources Office denial:** Unless overruled by the Building Commissioner as a
5 result of an emergency situation, or the Planning and Urban Design Commission, a denial from the
6 Preservation Board shall be the final denial; no further notice from the code official shall be required
7 to any person.

8 **CHAPTER 13**

9 **CONSTRUCTION SAFEGUARDS**

10 *Change Section 1301.5 to read as follows:*

11 **1301.5 Facilities required.** Sanitary facilities shall be provided during construction or demolition
12 activities in accordance with the City of Saint Louis Plumbing Code as amended listed in Chapter
13 14.

14 ***SECTION FOUR....PENALTY CLAUSE***

15 Any person who shall violate a provision of this code or shall fail to comply with any of the
16 requirements thereof, or who shall erect, construct, alter, extend, repair, remove, demolish, use or
17 occupy any building, structure or premises or equipment regulated by this code in violation of an
18 approved construction document or directive of the code official or the Board of Building Appeals,
19 or of a permit or certificate issued under the provisions of this code, and shall, upon conviction
20 thereof, be punished by a fine of not more than five hundred dollars, or by imprisonment not
21 exceeding ninety days, or both such fine and imprisonment. Each day that a violation continues shall
22 constitute a separate and distinct offense.

23 ***SECTION FIVESAVING CLAUSE***

1 That nothing in this Ordinance or in the City of Saint Louis Electrical Code hereby adopted shall
2 be construed to affect any suit or proceeding impending in any court, or any rights acquired, or
3 liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance
4 hereby repealed as cited in Section Two of this Ordinance; nor shall any just or legal right or remedy
5 of any character be lost, impaired or affected by this Ordinance.

6 ***SECTION SIX....EMERGENCY CLAUSE***

7 This being an ordinance necessary for the immediate preservation of the public safety, it is
8 hereby declared to be an emergency measure and shall become effective immediately upon its
9 approval by the Mayor.

10 ***SECTION SEVEN....CODIFIED***

11 It is the intent of the Board of Aldermen that Section Two of this ordinance be codified in the
12 Revised Code of the City of Saint Louis.